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ART AGNOS, Mayor

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P20
#12
8/1/89

MEETING REPORT
SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION

Tuesday, August 1, 1989
3:30pm
Room 282, City Hall
San Francisco, California

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PRESENT

Commissioners: Arnold Chin
Dick Grosboll
Sonia Melara
Angelo Quaranta
Darshan Singh

Staff: Phil Chin, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Renee Faison, Recording Secretary

Guests: Larry Florin, Assistant to the Mayor
Gordon Chong, Gordon Chong & Associates
Geoff Adams, Gordon Chong & Associates
Russ Presting, S.E. Onorato, Inc.
Nancy Katz, Telegraph Hill Dwellers
Norman Rolf, San Francisco Tommorrow
David Pilpell

The Director announced that in the absence of a Chairman and at the request of Commissioners Chin, Grosboll, Melara and Quaranta, a Special Meeting of the Parking and Traffic Commission was called.

1. Roll Call

Roll call indicated quorum present.

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2. Election of Officers

Commissioner Darshan Singh was elected Chairman of the Parking and Traffic Commission by unanimous vote. Commissioner Angelo Quaranta was elected Vice Chairman of the Commission also by unanimous vote.

3. Director's Report and Housekeeping

A. Drawing Lots for Terms of Office

The Director of the Parking Authority, gave an explanation of Part 22 of the Charter of the City and County of San Francisco which states that members of the Commission are required to draw lots for initial terms of office. All terms of office will end on December 5th of the year chosen by the members. At the end of each term, the Mayor has the option to reappoint the incumbents to an additional four year term of office.

Lots were placed in a hat and drawn by each member with the following results:

Arnold Chin	1990
Dick Grosboll	1992
Sonia Melara	1989
Darshan Singh	1992
Angelo Quaranta	1991

B. Adopting Interim Rules and Setting Regular Meeting Times

The Director briefed the Commissioners on the proposed interim rules of the Parking and Traffic Commission. The rules were prepared by the Director and Counsel who stressed the necessity for two sets of rules -- one to govern the business of the Parking Authority and the other to govern the business of the Parking and Traffic Commission. The interim rules state that members of the Parking and Traffic Commission will also sit as members of the Parking Authority. Regular scheduled meetings will be held on the first and third Tuesday of each month beginning at 1:30p.m. in Room 282 of City Hall. There will be ongoing revisions to the rules and the rules can be changed at any time. Job descriptions for the staff have been deleted. This is done due to the significant changes in the responsbilities of the staff members of the new Department. In addition, there have been deletion of duplicative portions of the rules that reiterate powers

and authorities that are granted by the Parking Law of 1949, by the Charter of the City and County of San Francisco, or by other statutes. An additional draft of the rules will be sent to members of the Commission which has been reviewed by Commissioner Grosboll and Legal Counsel.

The Commissioners unanimously voted to adopt the interim rules.

C. Designating Acting Director

The Director of the Parking Authority was designated by unanimous vote to serve as the Acting Director of the Parking and Traffic Department until an individual is chosen to serve in that position in a permanent capacity.

D. Approval of Job Specifications and Authorization to Advertise Position

Mr. Larry Florin representing the Mayor's office sought authorization from the Commissioners for approval of job specifications for a permanent Director for the Parking and Traffic Commission and authorization to announce the job opening. He distributed a partial listing of organizations to receive the new job announcement and requested input from Commissioners of other organizations or candidates to add to the listing. He explained that Civil Service Commission took action at their last meeting to create the Department and establish salary for the new Director just under $90,000 annually.

Mr. Florin noted a change in the salary as written in the job specifications: the biweekly and monthly salary should be changed to $3,460 and $7,497.

With the Commissioners authorization, announcements can be published in local newspapers on August 6 and August 13. Mr. Florin told of the Mayor's interest in a national search suggesting publication in the Wall Street Journal and the New York Times.

Mr. Florin indicated that a proposed interview team had been selected and includes the following people:

Dick Evans, Director of Public Workds
Gordon Park Li, Chief Administrator of Municipal Court
Doug Wright, Deputy Mayor of Transportation & Infrastructure

This team will narrow the number of candidates to approximately 10 persons and interview them. Selection of the 10 will be made known to Commissioners at first or second meeting in September. Commissioners will then meet in Executive Session and interview the top 2 or 3 candidates and make recommendation to Mayor.

Commissioners requested that Mr. Florin add neighborhood merchant groups and minority Chamber of Commerce to the list of persons receiving announcements, in addition to environmental groups (such as Sunset Heights Area Improvement Association) and english speaking minority newspapers. The possibility of using press releases and public information articles was also discussed. Commissioners further requested that work experience be a substitute for a BA degree in the qualifications category of the announcement.

The job specifications as amended were approved by unanimous vote and authorization to advertise was granted by the Commissioners.

E. Working Arrangements/Commissioner Assignments

Commissioner Singh expressed an interest in tapping the talents of the Commissioners. He asked the Commissioners to choose two areas from those listed below as working assignments and to report their choices to the Commission at the next meeting.

The options for work assignments are :

Planning
Finance
Legal, Employment and Labor
Public, Community and Government Relations
Project Monitoring

F. Announcement of Award on Lot Cleaning Contract

The Assistant Director announced the awarding of the cleaning contract to the Custodian Janitorial Service. He briefed the Commissioners on the Parking Authority's cleaning contracts in the past and present. He explained that for the last several years, the Parking Authority has contracted out its cleaning and landscaping maintenance services in the neighborhood parking areas in compliance

with Prop J requirements. He noted that the new contract calls for increases in the frequency of cleaning -- under the old contract lots were cleaned between two to three times a week, now lots are cleaned between five and seven times a week. The contractors are monitored and are performing satisfactorily. There is a substantial savings by contracting out -- under the Certification process the City would charge $250,000 for the service that we are presently paying $83,000. The previous contract was for $65,000 but the frequency of cleaning has been increased.

4. Public Comment

David Pilpell, a resident of the City, transit user, advocate and activist, spoke before the Commissioners. He stated that this would be the beginning of a long-term relationship of education for both him and the Commissioners to work together toward transportation issues in the City as a way to improve transportation. He asked that the new Commission look at transit in a favorable light in order to allow us to proceed with positive transit improvements to benefit us all.

Norman Rolf spoke before the Commissioners. He requested that the order of the Agenda be changed so that Public Comment may following the City Attorney's Report. He suggest that the Agenda be arranged as follows:

Director's Report
Commissioners' Questions and Comments
City Attorney's Report
Public Comment

5. City Attorney's Report

The Deputy City Attorney spoke concerning the Commission's interim rules. He explained that the rules that were passed today were temporary and that he has collected rules from other Commissions in the City in order to compare ideas. He expressed the necessity of having interim rules to establish a format for future meetings.

The Deputy City Attorney also reported on the implementation of Prop D for the new Parking and Traffic Commission. He explained that he is working on amending some of the existing legislation, most notably Administrative Code Chapter 17 which deals with the Parking Authority.

6. Proposition D Implementation

Mr. Larry Florin spoke before the Commissioners concerning Prop D implementation. He expressed that the Agenda be changed from implementation of Proposition D to the implementation of the Parking and Traffic Department since we now have a Commission in place. He expressed two items of special concern -- the switching of positions in the new Department and the request for proposals.

Mr. Florin explained that the change of positions in the new Department will be tedious and the Commissioners will hear many different proposals. He cautioned that the permanent Director should be on board as soon as possible to be a part of and agree with the implementation schedule and organization.

Regarding the request for proposals, Mr. Florin said the Mayor feels strongly that we begin to address the issues of transportation management in this City better than we are doing now. Mr. Florin explained that we have to begin to orient ourselves differently as to how we look at issues of traffic and parking management in the City. He said that requests for proposals will bring in the needed expertise from experienced firms or organizations thus allowing us to tap into essential resources. The Controller's Office is analyzing the request for proposals from a financial point of view.

8. Unfinished Business

A. The Director reported on the Moscone Center Garage bid which opened on July 11, 1989. He explained that six bids were submitted. The lowest bid was submitted by Metropolitan Park but was disqualified at their request because of apparent errors in the calculations. Five Star Parking was the lowest, responsive, and responsible bidder and staff recommended that this contract be awarded to them.

Commissioners unanimously voted to accept the bid and recommend to the Board of Supervisors that the contract be awarded to Five Star Parking.

B. The Director reported on the contract negotiations for architectural and engineering services for the Polk/Bush Garage project. The Parking Authority issued invitations for firms to submit proposals in March, 1989 and on May 9th, the Commission met in Special Session to hear

presentations on qualifications of the various architects and engineers firms. At the meeting, the Commission completed its selection of the firms and submitted their ratings to the Human Rights Commission for certification. The Human Rights Commission certified Gordon Chong & Associates as the top selection on June 5, 1989. The staff of Parking Authority then began negotiations with Gordon Chong & Associates. Staff recommended acceptance of a proposed contract that is 10.4% of the projected construction cost. The original dollar amount requested by Gordon Chong was $387,000, the amount agreed upon is $334,650, a difference of $52,350.

The Commissioner unanimously approved the contract.

8. New Business

A. Intent to Hire Bond Counsel.

The Director reported that as we begin work on a number of new projects and continue our efforts to serve neighborhood parking needs, we are faced with additional projects which will require sound financial planning. He spoke of the need to bring in outside help to develop a long-term plan that will find ways to make the best use of our bonding authority as well as revenues. This resolutions allows staff to move ahead with efforts to screen firms and to make recommendations for selection to Commissioners

Commissioners unanimously approved the resolution of intent to hire bond counsel and a financial advisor.

B. Orientation

Commissioners suggested that an orientation meeting be held. This meeting would be open to the public with notice on Agenda items given. The Commissioners suggested that staff investigate a time and agenda for the meeting.

The motion was agreed unanimously by Commissioners.

9. Adjourment

Meeting adjourned at 5:00pm.

Respectfully submitted,

Phil Chin
Director

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ART AGNOS, Mayor

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MEETING REPORT
SPECIAL MEETING OF THE PARKING AUTHORITY

Tuesday, August 1, 1989
5:09pm
Room 282, City Hall
San Francisco, California

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PRESENT

Commissioners: Arnold Chin
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Sonia Melara
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Staff: Phil Chin, Director
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Renee Faison, Recording Secretary

Guests: Larry Florin, Assistant to the Mayor
Russ Presting, S.E. Onorato, Inc.
Nancy Katz, Telegraph Hill Dwellers
Norman Rolf, San Francisco Tommorrow
David Pilpell

1. Roll Call

Roll call indicated quorum present.

2. Adoption of Minutes

Minutes of the June 8, 1989 meeting of the Parking Authority was approved unanimously.

3. Election of Authority

Commissioner Darshan Singh was elected Chairman of the Parking Authority by unanimous vote. Commissioner Angelo Quaranta was elected Vice Chairman of the Authority also by unanimous vote.

4. Resolution No. 1125 Announcing The Parking Authority's Intention to Expend Off-Street Parking Funds to Finance the Construction of a Parking Facility at 1230 Polk Street and Reimburse Itself from Proceeds from a $30,000,000 Bond Issue

Resolution No. 1126 Announcing the Parking Authority's Intention to Expend Off-Street Parking Funds to Finance the Acquisition of Property and Construction of a Parking Facility at 735 Vallejo Street and 2450-2470 California Street and Reimburse Itself from Proceeds from a $30,000,000 Bond Issue

The Director stated that the Polk/Bush site had been acquired with funds from the Off-Street Parking Fund and that the project is progressing with the architectural and engineering services which are also financed with those funds. In addition, Off-Street Parking Funds have been set aside for the acquisition of the Vallejo/Churchill and California/Steiner sites. The Director expressed concern about the eventual depletion of Off-Street Parking Funds if bond financing capabilities are not used. Bond counsel has advised that even if funds are expended, bonds could be issued and used to reimburse the fund in order to finance other projects. The Director noted that the $30 million figure is only a cap and that there is no obligation to issue bonds at a particular dollar amount.

The Commission unanimously voted in favor of both Resolutions.

5. Vallejo/Churchill and California/Steiner Report

The Director outlined the steps that would take place should the Commission decide to act on the acquisition of the properties using eminent domain. The Director explained that the City would make a last and final offer to the owners of the property (this step has been carried out). After the owners have been given reasonable time to respond and if no response is given, the Parking Authority could meet and hold a Hearing of Public Interest and Necessity. The owners of the property must be given 15 days notice of the setting of the Hearing by first class mail. When the Hearing is held, the property owners must be given the opportunity to appear before the Commission to present their case. After hearing comments and testimony from any interested parties including the public and the property

owners, the Parking Authority must make a decision concerning the adoption of the Resolution of Public Interest and Necessity. At least four votes are necessary for the adoption of the Resolution. If the Resolution is adopted, the Parking Authority could then go to court, file a complaint and serve summons on the owners. This must be done within six months of the adoption date. After filing the complaint, the Parking Authority may file an Order for Immediate Possession of the property.

The Director reported on efforts to acquire 735 Vallejo. He stated that on July 9, 1985, the Parking Authority requested the San Francisco Department of Real Estate (DRE) to appraise the property. On October, 1985 that appraisal was completed and in November, 1985 the DRE met with the owners and the owners representatives to discuss acquisition or lease of the property. The Parking Authority requested the DRE to make a formal offer to purchase the property in August, 1988. The offer was made in September, 1988 and since that time there has been discussions between the property owners and the DRE but with no progress in terms of resolving the differences. A last and final offer was made by the DRE to the property owners on June 23, 1989 but as of this date, there has been no response from the owners.

Next, the Director gave a status report on 2444 California. He stated that in November of 1986, the San Francisco Department of Real Estate (DRE) responded to a Parking Authority request for appraisal of the site at California/Steiner. After appraisal, the DRE made a written offer to the owners of the property in February, 1987 and requested Master Plan approval and environmental review in June, 1987. In June, 1988, the DRE revised its offer to the owners. Several discussions between the DRE and the property owners ensued and a last offer was made on June 22, 1989; however, no progress has been made to date and no agreement has be reached. There was a negative response on July 20, 1989.

6. Discussion Regarding Vallejo Street Proposed Garage

The Director and Commissioners discussed the traffic flow, existing garage, and the impact of the location of the Police Department's Central Station as it relates to the proposed new parking structure on Vallejo Street. No recommendation was proposed concerning the new garage but additional information on this subject will be provided to the Commissioners at a future meeting at which time a recommendation will be made.

7. Adjourment

Meeting was adjourned at 5:45pm.

Respectfully submitted,

Phil Chin
Director

PARKING AUTHORITY
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25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT
SPECIAL MEETING OF THE PARKING AUTHORITY

Tuesday, August 15, 1989
1:37pm
Room 282, City Hall
San Francisco, California

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PRESENT

Commissioners: Darshan Singh
Angelo Quaranta
Arnold Chin
Dick Grosboll
Sonia Melara

Staff: Phil Chin, Director
Kevin M. Hagerty, Assistant Director
Julia Ten-Eych, Deputy City Attorney
Renee Faison, Recording Secretary

Guests: Larry Florin, Assistant to the Mayor
Russ Presting, S.E. Onorato, Inc.
Richard Guynn, Sutter-Stockton Garage
Paul Newman, Keil & Connolly, Attorneys at Law
Julia Ten-Eych, City Attorney
Nina Schuyler, Citi Report
Walter Pastore, North Beach Chamber of Commerce
Enid Ng Lim, Chinatown TRIP
George Suncin, Horizons Unlimited
Mitchell Salazar, Real Alternatives Program
Harry Quinn, Real Estate Department
Enrique Leppon, Mission Housing/CARITAS
Peter Neuendorff, Mission Housing/CARITAS
Jonathan Weber, System Parking
Deborah Stein, U.S. Commercial Telephone
David Pasini, Pasini Corporation

ROLL CALL

Roll call indicated quorum present.

ADOPTION OF MINUTES

Commissioner Melara complimented staff on the high quality of the Minutes of both the Parking and Traffic Commission (PTC) and the Parking Authority (PA) meetings held on August 1st and requested in the future that special note be taken to include in the minutes all items of concern raised by Commissioners.

The minutes of the August 1, 1989 Special Meetings of the Parking and Traffic Commission and the Parking Authority were adopted as presented.

DIRECTOR'S REPORT

Amendment of Traffic Code Section 213:

The Director described Traffic Code Section 213 as it now exists and the proposed Ordinance that would amend the Code. As explained, Traffic Code Section 213 states the laws governing the use of the Off-Street Parking Fund by the Parking Authority. Under the proposed Ordinance, the focus of the PA would be limited while the authority of the PTC would be broadened. The PA would oversee the acquisition of properties through eminent domain, the issuance of bonds and the follow-up and completion of outstanding obligations The PTC would have the authority to address all other matters including making recommendations for the use of Off-Street Parking Funds for administrative and operational expenses. The Ordinance was heard by the Finance Committee of the Board of Supervisors and was passed by a 7-1 vote on August 14. It will take effect pending any further questions from the Board.

Commissioner Grosboll asked when this Ordinance was first proposed. The Director explained that he believed it to be some time in April.

Mayor's Council on the Disabled:

The Director informed the Commissioners that he had met with members of the Mayor's Council on the Disabled (the Council) on August 9, 1989 regarding access issues for the disabled at public garages. At that meeting, it was agreed that the Council

would undertake a survey of City-owned parking facilities and report back to the PA on those facilities in which the Council believes access is inadequate for the handicapped. The Director has furnished the Council with the needed information regarding public facilities and the Council will begin the survey soon. The Director has contacted Larry Del Carlo at the Mayor's Office of Community Development. Mr. Del Carlo is the person designated to coordinate efforts to provide access to the handicapped in City structures. The Director has asked Mr. Del Carlo to include the City-owned parking garages in the evaluation process and improvement efforts conducted by his office.

Commission Grosboll asked if the Mayor's Council on the Disabled requested the meeting because of specific complaints. The Director answered that although the Council had several concerns, specific complaints were not discussed.

Commissioner Grosboll then asked the Director if the Council was requesting Parking Authority funds for this project. The Director responded that the Council appears to have the needed resources for the survey.

Police Department Central Station:

The Director updated the Commissioners on the issue of the possible relocation of the Police Department's Central Station. He informed the Commissioners of a meeting that will take place on August 17 to discuss this matter. The meeting will include the Chief of Police and members of his planning staff along with representatives from the Mayor's Budget Office, the Planning Department, the Real Estate Department and the Parking Authority. The Director informed the Commission of prior conversations with the Chief of Police in which the Chief expressed interest in exploring relocation options but stressed the budgetary constraints of the Department.

Japan Center Garage Renovation:

The Director reported on the renovation being conducted at the Japan Center Garage. He explained that repair work on leaks in the Garage began during the first week in August and will be completed in approximately 60 days. After the repairs have been made, the Garage will be painted and new graphics will be provided. During the renovation period, the Garage will maintain its present capacity by instituting a stack parking arrangement.

Implementation of the Department of Parking and Traffic:

The Director asked Larry Florin of the Mayor's Office to brief the Commissioners on the implementation of the PTC:

Mr. Florin reported on the job announcement for the PTC Director's position. He stated that the announcement has been circulated and changes made per the Commissioners' recommendations from the last meeting. Mr. Florin stated that he has received approximately 60 resumes from qualified candidates and asked the Commissioners and staff to inform him of any additional candidates.

Mr. Florin discussed the schedule for implementation of the PTC. He provided the Commissioners with photocopies of the organizational structure, functional specifications and time schedule for implementation of the new Department. He also circulated a photocopy of a letter from Jerry Robbins of the Department of City Planning in which Mr. Robbins gives perspectives on the proposed organizational structure of the new Department. Mr. Florin asked the Commissioners to give thought to options such as those stated by Mr. Robbins while considering the role and function of the new Department and the needed skills of the Department's personnel. Mr. Florin spoke of the additional responsibilities of the Department in the areas of parking and traffic management and transportion management and welcomed a dialogue from the Director and Commissioners on the interaction of these two roles.

Commission Grosboll asked if we were mandated under the Charter to bring in all of the individuals listed in the handout entitled "Recommended Transfer of Functions between Agencies." Mr. Florin answered that some of the listed functions are mandated (such as, curb painting, IDCOTT, meter planning, off-street parking planning, etc.) but that others fall within jurisdictional legal questions (such as, parking meters on port land). Mr. Florin suggested that this become a part of the implementation discussions that will occur in the next few weeks.

PUBLIC COMMENTS:

Deborah Stein, a representative from U.S. Commercial telephone, informed the Commissioners of a meeting of the Finance Committee of the Board of Supervisors scheduled for August 16 at 1:30p.m. The meeting is being held to consider legislation involving the jurisdictional placement of pay telephones within public garages. Ms. Stein stated that, to her knowledge, this item was placed on the calendar without review of the PA or the

industry. She suggested the PA request a 30-day continuance of the item to allow for review of the financial impact of this issue on the PA and to allow the public an opportunity to comment on this issue.

Commissioner Melara asked the Director to elaborate on this issue. The Director reported that the PA was unaware of this meeting but that a continuance of this item would be requested from the Chair of the Finance Commitee with the Commissioners approval.

Commissioner Melara proposed a motion to direct the staff to request a 30-day continuation from the Chair of the Finance Committee concerning the placement of pay telephones within public garages. Commissioner Quaranta seconded the motion. Roll was called and matter was voted upon unanimously.

Enid Lim from Chinatown TRIP (Transportation Research and Improvement Project of Chinatown) spoke before the Commissioners concerning the proposed North Beach/Chinatown Park and Ride project. As described by Ms. Lim, the Park and Ride service will provide additional weekend parking in the Financial District along with shuttle service to and from garages to the North Beach and Chinatown area. Both services will be provided at reasonable rates and individuals using this service will receive validation toward purchases with various merchants in the area. Ms. Lim requested PA staff assistance in locating funding for the project. She explained that this project would utilize parking garages in the financial district that are usually closed on the weekends and evenings whereby eliminating of the heavy concentration of commerical, tourist and residential traffic -- both pedistrian and vehicular -- in the area.

Commission Grosboll asked if she was seeking anything other than staff support in locating funds. Ms. Lim stated that she is only seeking assistance in locating funds. In addition, she stated that the PA may be instrumental in accessing public parking garages.

Commissioner Melara asked if Ms. Lim had knowledge of a model program of this nature in other communities. Ms. Lim answered that she is aware of program that utilizes trollies for tourists but that she is unaware of a program such as the Park & Ride program.

Commissioner Quaranta asked for a clarification on the cost of the service. Ms. Lim explained that most of the funding for the project will come from the public and private sectors as well as from the people utilizing the service. The cost of parking will be approximately $3.00 and the cost of the shuttle will be approximately $1.00.

Commissioner Quaranta asked if the merchants in the area agreed with this proposed project. Ms. Lim responded that agreement has been obtained from most of the merchants in the area.

Commissioner Chin asked Ms. Lim to consider adding Fisherman's Wharf to the areas to be serviced by the Park & Ride project because of the close proximity of Fisherman's Wharf to North Beach and Chinatown in addition to the problem of traffic congestion in that area. Ms. Lim stated that it was preferred to keep the pilot project small in the hopes of insuring its success. However, she stated that if the project was successful, the service would certainly be expanded to include the Fisherman's Wharf area.

Commissioner Melara recommended that the North Beach/Chinatown issue be taken up during the Unfinished Business portion of the meeting in order to allow for the questioning of staff on such matters of the concept of the program. Ms. Lim stated that she would be unable to stay for the Unfinished Business portion for the meeting but suggested that Walter Pastore could answer any questions posed during that time.

Walter Pastore, a representative from the North Beach Chamber of Commerce, spoke to the Commissioners requesting approval of the PA staff to assist in locating the needed funding for implementation of the Park & Ride project. Mr. Pastore stated that he has been a resident and merchant in the North Beach area for over 20 years and has worked on the project for approximately a year. Mr. Pastore, with the assistance of the previous PA Director, has gotten a commitment from the Alcoa Building Garage to participant in the program. The Alcoa Garage will charge a flat rate of $3.00 for parking during an unlimited number of hours on Friday and Saturday evenings - - this, he explained, will allow for the usage of the 1,140 parking spaces of the Garage on days in which the Garage is normally closed. Merchants in the area have agreed to participate in the program by giving a $3.00 discount on purchases. Mr. Pastore stressed the importance in reducing the traffic congestion in both the North Beach and Chinatown areas.

UNFINISHED BUSINESS

North Beach/Chinatown Park and Ride

The Director reported on the Park & Ride issue stating that a meeting had been held with Ms. Lim, Mr. Pastore, PA staff and a number of representatives from City offices to discuss the proposed project. The Director spoke of concerns regarding the availability and sources of long-term funding for transportation taking into account such matters as the frozen funds of MTC along with the uncertainty of the allocation of state monies. He spoke of the difficulty of receiving assistance for a service that is not considered a mainline service and stressed that adding a few Muni buses would not solve the problem, as brought out in past discussions with Muni and members of the community. He stated that there may be a possbility of receiving demonstration-only funding. But that, if the success of the project can be demonstrated, merchants in North Beach and Chinatown area would be willing to support it. He discussed the cost involved in acquiring equipment emphasizing that consensus at this point was to use a contract service rather than buying equipment or hiring staff. He stressed the need to keep the project small, cost effective and manageable.

Commissioner Grosboll expressed his interest and enthusiasm in the project.

Commissioner Melara proposed a motion supporting the concept of the project and the intent to lend support in locating funding. Commissioner Chin seconded the motion. Roll was called the matter was voted upon unanimously.

Commissioner Chin asked if the merchant groups in the North Beach/Chinatown area would be interested in sharing the cost of the demonstration model. Mr. Pastore stated that most merchants in the area are small businessmen and are apprehensive about lending support without the assurance of the project's success; however, support is being sought in other forms such as grants.

Commissioner Singh asked the Director for an estimate of time on receiving funding. The Director explained projections were difficult because of the freeze on MTC funds and the uncertainty of the vote on the gax tax which would impact funds for congestion management operations. He felt that it would be optimistic to expect funding within a year.

Commissioner Melara encouraged the writing of a proposal to clarify the its concept and suggested seeking funding from private sources.

Ms. Lim stated that the proposal writing process and the organization of a task for has begun.

Dave Pansini, owner of Pansini Corporation, spoke before the Commissioners. (His company owns Pier 39 Cable Car Company which provides tours in San Francisco by motorized cable cars.) He explained that he has worked on a Park & Ride project in Monterey and offered his services to the PA in working on the proposed Chinatown/North Beach project.

Commissioner Chin thanked Mr. Pansini for offering his services and stated that other operators were present at the meeting who could possibly pariticipate in alleviating the parking and traffic problems throughout the City while generating revenues for themselves.

Orientation Meeting

The Director reported that October 21st was selected as the date for the Orientation Meeting, however Commission Quaranta schedule prohibited his attendance on that day. October 14 was then selected and agreed upon as the date for the Orientation meeting. Staff is in the process of locating a meeting place.

Commission Chin asked if the Orientation Meeting must be held in the City and County of San Francisco. The Director at that point introduce Julia Ten-Echy, the Deputy City Attorney, who was sitting in for Mr. Hultgren. Ms. Ten-Echy stated that, in her opinion, the meeting could be held outside of San Francisco but requested an opportunity to check the accuracy of that assumption.

Commission Singh asked the Director to consult with Ms. Ten-Echy and proceed with locating a meeting place.

Commssioner Chin stated the Romberg City in Tiburon as a possible meeting place if it was found appropriate to meeting outside of San Francisco.

NEW BUSINESS

22nd/Bartlett and 16th Hoff Security

The Director gave a description of the security situation at the 22nd/Bartlett Garage, the lack of security at the 16th/Hoff Garage and the proposed plans for improvements. As explained by the Director, presently, security is being provided at 22nd/Bartlett through a workorder with the San Francisco Police Department in which police officers are assigned to secure the building on an overtime basis. The cost of this security service is $60,000. During the budget hearings, the Finance Committee questioned the cost of the service and requested that a more cost-effective form of security be found.

Security is not currently being provided at 16th/Hoff but it is desperately needed. The residents of that area have shared their concerns with the PA through their tenants organization and management. The PA is now looking at the possibility of providing security to both sites through a contract with community organizations who will be trained by a licensed security firm.

The Director asked Peter Neuendorff to address the Commission on the 16th/Hoff site.

Peter Nuenendorf is the Director of a Management Corporation that is a subsidary of the corporation that owns the 16th/Hoff property. Speaking on behalf of the tenants association, he explained that the property opened in 1985 as low rent housing and presently has 49 units of elderly and families for which 22 parking spaces are provided within the Garage. He stated that there has been no security in the Garage since 1987 and the tenants are unable to use the Garage because of hideous conditions there -- numerous abandoned cars, people sleeping in cars, prostitutes and drug dealing. He expressed the tenants association's support for the concept of the community organization providing security to the site thus benefiting the parking facility as well as providing employment opportunities for the people of the community.

Mr. Nuendendorf then introduced Erique Leppon, the property manager, and asked him to address the Commission.

Mr. Leppon spoke of the gruesome conditions of the Garage including the drug dealings, broken car windows and persons openly using the garage as a toilet.

Commission Singh asked the staff for comments on the lack of security at the 16th/Hoff site.

The Assistant Director spoke of the current problem of shared security between 22nd/Bartlett and 16th/Hoff explaining that there was a problem securing a police vehicle to transport police from one site to the other. He stated that security was needed most at 16th/Hoff during the hours from 9pm to 2am and at 22nd/Bartlett between the hours of 2pm and 9pm. Therefore, shared security could be utilized for both sites.

Commissioner Singh asked Mr. Neuendorff if he was requesting 24 hour security.

Mr. Neuendorff stated that he would prefer 24 hour security but understands the budget constraints of the City and would welcome the shared security concept.

Commissioner Chin thanked Messrs Neuendorf and Leppon for bringing the situation to the Commission's attention and stated that the City is obligated to not only build parking structures but also to ensure the safety of those structures. Commissioner Chin then stated his support of the concept that would give control and security back to the tenants at the same or similar cost.

Commissiner Melara asked how many days per week would security be provided. The Director stated 6 days per week.

Commissioner Chin asked if the staff could do something about the abandoned cars. The Assistant Director stated that in the past, the Police Department has had problems with locating storage places for abandoned cars but now spaces has been located and the PA will contact the Police Department concerning towing the cars.

Commissioner Grosboll asked what the next step would be rearding the security. The Director stated that a proposal would be presented to the Commission followed by a request for approval from the Civil Service Commission and the Board of Supervisors.

The Direct then asked George Suncin of Horizons Unlimited to address the Commission.

George Suncin explained that Horizons Unlimited is a 25 year old manpower agency that works with youth between the ages of 12 and 25. For approximately 10 years, Horizons Unlimited and the Real Alternatives Progoram has provided informal security to such

events as festivals in the Mission area. They are now excited at the prospect of working with members of the tenants association and a licensed security firm to provide uniformed, unarmed guards for each site. A proposal will be forthcoming.

Commissioner Singh asked Mr. Suncin what he would suggest concerning the structure of the program. Mr. Suncin stated that security firms have advised using split shifts since the maximum capability of a person is wasted in this type of position after 4 hours. Therefore, 6 persons will be used to work 50% of a normal full-time shift. A uniform will be used in order to deter the types of activities of the past and a vehicle will be used to alternate between sites. The employment of residents in these positions are preferable.

Commission Melara asked if this could be done within the budget. Mr. Suncin stated that the $60,000 would be sufficient and that other City Departments could be useful in providing further funding.

Commissioner Chin commended Mr. Suncin, Mr. Salazar and the Director for using participation of the community. He stated that this concept provides a unique opportunity for jobs in the community and expressed his hope that the Commission would continue to work with other communities in the City when faced with similar situations.

Commission Melara proposed a motion to support the concept of the project, to have staff work on the details and to have Horizons Unlimited and the Real Alternatives Program come back to the Commission with a proposal. Commission Quaranta seconded the motion. The Commission voted unanimously on the matter.

St. Mary's Square

Mary Burns was unable to attend the meeting, Commission Singh, therefore, requested that the matter be continued. Harry Quinn of the Department of Real Estate was asked to give some background information on the ownership of the site.

Harry Quinn stated in 1987, the Department of Recreation and Parks requested to transfer the jurisdiction of the roof of St. Mary's Square Garage from the Real Estate Department/PA/DPW to the Recreation and Park Department for expansion of St. Mary's Park. The area is broken down into two different jurisdictions -- DPW 8,000 square feet and RED/PA 12,000 square

feet. The roof has been appraised at approximately $1 million. There is a formal procedure that has to take place before transfers can occur -- this Commission must determine the cost to the receiving Department and the Recreation and Park Department must accept. If there is a dispute, the matter goes to the Mayor's Office. The DPW has no problem with the cost, however, PA acquired the site with Off-Street Parking Funds and the Charter section concerning the replacement of bonds states that some of the compensation must be paid back to the bond fund. Once paid back, that compensation can only be used to acquire other real estate or parking garages.

Commissioner Singh thanked Mr. Quinn for his briefing and stated that the matter will be continued when Mary Burns is able to attend the meeting.

Stadium Garage

Commissioner Singh stated that Mr. McGovern was to speak concerning the Stadium Garage but Mr. McGovern had to leave the meeting, therefore, the matter will be continued at a later date.

Meeting recessed for 5 minutes and reconvened at 3:20pm

Commendations for Former Commissioners and Staff

Commissioner Singh stated that there has been a recent turn-over in staff of the PA and members of the Commission. He commented on the excellent job done by each individual and stated that Resolutions had been prepared commending each person. Those persons are:

Q. Todd Dickenson
John Patrick Short
Sergio Hernandez
Lucy M. Clancy

The Resolutions were signed by the Commissioners, will be framed and presented to the each person at the next meeting.

Approval of Annual Report Data

The Director explained that the Annual Report Data has not been received from the Controllers Office. Commissioner Singh stated that it will be discussed at a later meeting.

ADJOURNMENT

The meeting was adjourned at 3:25pm.

Respectfully submitted,

Phil Chin
Director

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

ART AGNOS, Mayor

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

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NOTICE

SPECIAL MEETING OF THE PARKING AUTHORITY
SPECIAL ORDER
HEARING OF NECESSITY REGARDING ACQUISITION OF
2450-2470 CALIFORNIA STREET

The Regular Meeting of the Parking and Traffic Commission scheduled for October 3, 1989 has been cancelled. A Special Meeting of the Parking and Traffic Commission will be held on October 6, 1989 upon adjournment of the Parking Authority Meeting

Friday, October 6, 1989
1:30pm

Main Library, Commission Meeting Room
Larkin and McAllister Streets, 3rd Floor
San Francisco, CA 94102

AGENDA

SPECIAL MEETING OF THE SAN FRANCISCO PARKING AUTHORITY

1. Roll Call

2. HEARING OF NECESSITY CONCERNING THE ACQUISITION OF 2450-2470 CALIFORNIA STREET

   a. City Attorney's Comments
   b. Staff Report
   c. Public Comment
   d. Resolution of Necessity
   e. Resolution of Possession

3. Adoption of Minutes

   Special Meeting of the San Francisco Parking Authority Held on September 19, 1989

4. Unfinished Business

   a. Adoption of Interim Rules

5. Adjournment

RECONVENE
SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION

1. Roll Call

2. Executive Session to consider Candidates for Appointment

3. Adoption of Minutes

   Regular Meeting of the San Francisco Parking and Traffic Commission held on September 19, 1989

4. Director's Report

5. Commissioners' Questions and Matters

6. City Attorney's Report

7. Status Report on Department of Parking and Traffic

8. Public Comment

9. Unfinished Business

   a. Adoption of Interim Rules

10. New Business

    a. Approval of Moscone Center Garage Lease
    b. Contract Amendment for St. Mary's Square Garage
    c. Commission Resolution Endorsing 1/2 Cents Sales Tax

11. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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12
10/6/89

MEETING REPORT
SPECIAL MEETING OF THE PARKING AUTHORITY/ HEARING OF NECESSITY REGARDING ACQUISITION OF 2450-2470 CALIFORNIA STREET

Friday, October 6, 1989
1:30pm
Main Library, Commission Meeting Room
Larkin and McAllister Streets, 3rd Floor
San Francisco, California 94102

DOCUMENTS DEPT.
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SAN FRANCISCO

PRESENT:

Commissioners: Darshan Singh, Chairman
Angelo Quaranta, Vice Chairman
Arnold Chin
Dick Grosboll
Sonia Melara

Staff: Phil Chin, Director
Kevin M. Hagerty, Acting Director
Julian Hultgren, Deputy City Attorney
Renee Faison, Recording Secretary

Guests: Pat Soma, The Klingbeil Co.
Scott Berkman, Pacific Presbyterian Center
Max Cologna, Fillmore Merchant
Mimi Murphy, President, The Junior Leage of S.F.
Susan Bashel, Fillmore Merchants Association
Jim Beale, Main Line Gifts
Rory Ward, President, Upper Fillmore Merchants Assn
Russ Presting, S.F. Onorato, Inc.
Tony DeLucchi, Real Estate Department of San Francisco
Harry Quinn, Real Estate Department of San Francisco
Carlo Middione, Vivande Restaurant
Richard Guynn, Sutter-Stockton Garage
Rebecca Kohlstrand, Department of City Planning
Pamela S. Duffy, Coblentz, Cahen, McCabe & Breyer
Norman Rolfe, S.F. Tomorrow
Bob Littell, Property owner in Fillmore Neighborhood
Stephen Cornell, President, Council of District Merchants

The Chairman called the meeting to order at 1:40pm and requested the roll be called.

ROLL CALL

The roll call indicated quorum present.

HEARING OF NECESSITY

The Chairman gave opening remarks describing the Parking Authority's unsuccessful attempts to negotiate the acquisition of the properties identified as Assessor's Block 635, Lots 9 and 9A located at 2450-2470 California Street. He gave an explanation of the purpose of the hearing stating that the hearing is held to determine the public interest and necessity to proceed with eminent domain to acquire property.

City Attorney's Comments

The City Attorney gave a description of the Parking Authority's right to acquire property by eminent domain and outlined the agenda of the hearing.

Staff Report

The Director reported on the need for additional off-street parking in the Upper Fillmore Neighborhood Commercial District. He cited staff findings on parking conditions in that area, gave background information on the three sites considered for the proposed parking facility, gave explanation for the selection of 2450-2470 California as the most appropriate site for the facility, reported on support for acquisition of that property and concluded by strongly recommending the adoption of Resolutions # 1130 and #1131.

The Staff Report, as presented by the Director, and letters of support follow:

City and County of San Francisco

Parking Authority

ART AGNOS, Mayor

STAFF REPORT

ACQUISITION OF PROPERTY AT 2450 - 2470 CALIFORNIA STREET

OCTOBER 6, 1989

IDENTIFIED NEED

IN 1986, A NEIGHBORHOOD PARKING STUDY CONDUCTED BY THE PARKING AUTHORITY (SFPA) AND DEPARTMENT OF CITY PLANNING (DCP) IDENTIFIED THE UPPER FILLMORE AREA AS HAVING THE SIXTH WORSE PARKING CONDITIONS OF ANY COMMERCIAL NEIGHBORHOOD IN THE CITY.

WHEN THE STUDY WAS COMPLETED, PARKING CONDITIONS IN THE UPPER FILLMORE DISTRICT WERE REFLECTED BY AN ON-STREET SHORTAGE OF AT LEAST 30 SPACES WITH NO OFF-STREET FACILITIES AVAILABLE FOR GENERAL PUBLIC USE. PATRONS OF THE BUSINESSES IN THE DISTRICT HAD TO COMPETE WITH THE RESIDENTS FOR SPACE IN BOTH METERED AND UNMETERED AREAS. PERMIT PARKING EXISTS BUT COMPETITION BETWEEN RESIDENTS AND PATRONS GENERALLY RESULTED IN AN AVERAGE 16% DEFICIT OF UNMETERED SPACES. PEAK DEFICIT WOULD BE MUCH HIGHER. THERE WAS ALSO A DEFICIT OF METERED SPACES.

THE FINDINGS PROMPTED A RECOMMENDATION FOR THE PARKING AUTHORITY TO ACQUIRE A SITE AND DEVELOP A NEW OFF-STREET PARKING FACILITY WITHIN OR NEAR THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD).

THE UPPER FILLMORE COMMERCIAL DISTRICT RUNS ALONG BOTH SIDES OF FILLMORE STREET FROM THE NORTH SIDE OF BUSH STREET TO THE SOUTH SIDE OF JACKSON STREET. THE EASTERN BOUNDARY GENERALLY EXTENDS TO A PORTION OF THE BLOCK EAST OF FILLMORE ON ALL CROSS STREETS AND INCLUDES ALL RETAIL AND COMMERCIAL USES. THE WESTERN BOUNDARY GENERALLY INCLUDES RETAIL AND COMMERCIAL USES UP TO MID-BLOCK WEST OF FILLMORE ON CROSS-STREETS BUT EXTENDS ALL THE WAY TO MID BLOCK WEST OF STEINER STREET ALONG CALIFORNIA AND PINE STREETS.

AS A RESULT OF THE STUDY AND THE SUBSEQUENT RECOMMENDATIONS, AN INITIATIVE, PROPOSITION F, WAS PLACED ON THE NOVEMBER, 1987 BALLOT. PROPOSITION F, WHICH AUTHORIZED THE USE OF LEASE-REVENUE BONDS TO DEVELOP PARKING FACILITIES IN EIGHT PRIORITY AREAS WITHIN THE CITY WAS ADOPTED BY A MAJORITY VOTE OF THE PEOPLE. THE UPPER FILLMORE NCD WAS ONE OF THOSE EIGHT PRIORITY AREAS.

SINCE THE TIME OF THE STUDY AND PASSAGE OF PROPOSITION F, CONDITIONS MAY HAVE WORSENED AND COMMERCIAL DEVELOPMENT APPEARS TO HAVE EXPANDED, PLACING GREATER DEMAND ON AVAILABLE SPACES.

THE TAX COLLECTOR'S OFFICE COULD NOT PROVIDE US WITH THE NUMBER OF RESIDENTIAL PARKING PERMITS ISSUED OVER TIME BUT THE DEPARTMENT OF PUBLIC WORKS WHICH HAS RESPONSIBILITY FOR SETTING THE BOUNDARIES OF PERMIT PARKING AREAS HAS INDICATED THAT THERE HAS BEEN SIX (6) EXTENSIONS OF THE PERMIT PROGRAM, IN THE SOUTHERN PORTION OF AREA G, SINCE 1986. THESE EXTENSIONS OF RESIDENTIAL PERMIT PARKING INDICATE A GROWING COMPETITION FOR SCARCE ON-STREET PARKING AND WOULD STRONGLY SUGGEST THAT A LARGE PART OF THE DEMAND IS TIED TO COMMERCIAL ACTIVITY IN THE AREA. THE SOUTHERN PORTION OF AREA G COINCIDES WITH THE PROJECTED SERVICE AREA OF THE PROPOSED PROJECT.

WITHIN THE UPPER FILLMORE NCD, THERE CURRENTLY ARE OVER 200 COMMERCIAL ESTABLISHMENTS IN THE DISTRICT. THERE IS A HEAVY CONCENTRATION OF RESTAURANTS AND BARS (26), CLOTHING STORES (26), FOOD STORES (14), AND BEAUTY SHOPS (12). IN ADDITION, THERE ARE MORE THAN 50 PERSONAL SERVICE PROFESSIONALS INCLUDING DOCTORS, DENTISTS, AND OTHER MEDICAL PRACTITIONERS IN VARIOUS OFFICES THAT ARE SEPARATE FROM THE LARGE MEDICAL OFFICE BUILDINGS THAT ARE ADJACENT TO THE NCD.

THERE ARE CURRENTLY 289 LEGAL PARKING SPACES INCLUDING METERED (177), UNMETERED (99), WHITE (9), AND GREEN (4) ZONES IN THE AREA.

ASSUMING THAT EACH OF THE 26 EATING ESTABLISHMENTS ONLY GENERATED DEMAND OF 4 CARS FROM PATRONS, THERE WOULD BE A DEMAND FOR 104 SPACES.

ALONG WITH THAT DEMAND, IF WE ASSUMED CONSERVATIVELY THAT EACH OF THE OTHER ESTABLISHMENTS GENERATED A PATRON PARKING DEMAND OF ONLY 1 CAR EACH THAT WOULD BRING MINIMUM TOTAL DEMAND TO 278 SPACES.

IF WE INCREASE THE DEMAND BY ADDING NO MORE THAN 1 EMPLOYER'S OR EMPLOYEE'S CAR FROM EACH PLACE OF BUSINESS, THAT WOULD BRING TOTAL DEMAND TO OVER 478 SPACES.

ON THE BASIS OF THESE FINDINGS, STAFF CONCLUDES THAT THERE IS A CLEAR NEED FOR THE PROVISION OF ADDITIONAL OFF-STREET PARKING IN THE UPPER FILLMORE NCD.

SITE SELECTION

THREE PROPERTIES WERE INVESTIGATED AS POSSIBLE SITES FOR OFF-STREET PARKING FACILITIES INCLUDING ONE THAT WAS SUGGESTED BY THE SUBJECT PROPERTY OWNER'S ATTORNEY. THAT SITE WAS A GASOLINE STATION LOCATED AT THE SOUTHEAST CORNER OF STEINER AND CALIFORNIA STREETS. THE PROPERTY WAS ONE OF THE SITES CONSIDERED, BEFORE THE RECOMMENDATION FROM OWNER'S COUNSEL, AS PART OF AN EXHAUSTIVE SITE SEARCH CONDUCTED BY THE DEPARTMENT OF REAL ESTATE. IT WAS REMOVED FROM CONSIDERATION BECAUSE ITS 9,000-SQUARE FOOT SIZE WAS NOT LARGE ENOUGH TO MEET THE DISTRICT'S CURRENT AND FUTURE PARKING NEEDS AND BECAUSE DEVELOPMENT COSTS WOULD BE CONSIDERABLY HIGHER PER STALL.

THE SECOND SITE, LOCATED AT THE SOUTHWEST CORNER OF BUSH AND FILLMORE STREETS, WAS REJECTED BECAUSE OF ITS SMALL SIZE AND BECAUSE IT WAS NOT CENTRALLY LOCATED TO SERVE THE COMMERCIAL DISTRICT. THIS SITE IS CURRENTLY BEING DEVELOPED.

THE THIRD SITE WAS 2450-2470 CALIFORNIA STREET. IT WAS SELECTED BECAUSE IT IS THE ONLY AVAILABLE COMMERCIAL PROPERTY IN THE AREA THAT WOULD ALLOW US TO ADEQUATELY HANDLE THE CURRENT PARKING SHORTAGE AND GIVE US THE FLEXIBILITY TO INCREASE THE AMOUNT OF PARKING IN THE AREA IF THE NEED ARISES. IN ADDITION, THIS SITE WAS CHOSEN BECAUSE NO RESIDENTIAL DWELLING UNITS WOULD BE AFFECTED.

THE PROPOSED SITE IS COMPRISED OF TWO PARCELS TOTALING 18,658 SQUARE FEET. ONE PARCEL IS THE FORMER SITE OF THE ROBERT'S GARDENS NURSERY, AND IS CURRENTLY USED AS A TEMPORARY PUMPKIN PATCH. THE ADJACENT SITE IS CURRENTLY AN AUTO REPAIR GARAGE. OUR PLANS CALL FOR THE DEMOLITION OF THE GARAGE, THE CLEARANCE OF BOTH PARCELS AND THE DEVELOPMENT OF A PAVED, LANDSCAPED AND LIGHTED 55-60 SPACE SURFACE PARKING LOT. THE LOT IS LARGE ENOUGH TO ALLOW US TO ADD A SECOND DECK SHOULD IT BECOME DESIREABLE OR NECESSARY IN THE FUTURE.

IT SHOULD BE NOTED THAT DEVELOPMENT OF THE PROPOSED SITE IN ACCORDANCE WITH SECTION 101.1 OF THE PLANNING CODE WILL NOT INVOLVE OR REQUIRE THE DEMOLITION OR REMOVAL OF AFFORDABLE HOUSING, WILL NOT IMPEDE MUNICIPAL RAILWAY TRANSIT SERVICE, WILL NOT INVOLVE OFFICE DEVELOPMENT OR

INDUSTRIAL DISPLACEMENT, WILL NOT AFFECT EARTHQUAKE PREPAREDNESS, WILL NOT AFFECT BUILDINGS OF HISTORIC VALUE, WILL NOT AFFECT PARKS AND PUBLIC OPEN SPACE, AND WILL NOT ADVERSELY IMPACT THE CULTURAL AND ECONOMIC DIVERSITY OF THE NEIGHBORHOOD.

THE DEVELOPMENT OF AN OFF-STREET PUBLIC PARKING FACILITY ON THE PROPOSED SITE WILL, HOWEVER, ENHANCE RETAIL ACTIVITY AND CONTRIBUTE TO THE ECONOMIC VITALITY AND RESIDENTIAL LIVABILITY OF THE NEIGHBORHOOD.

A NEGATIVE DECLARATION, ISSUED ON OCTOBER 14, 1987 BY THE DEPARTMENT OF CITY PLANNING, THE OFFICE OF ENVIRONMENTAL REVIEW, DETERMINED THAT THE USE OF THE CALIFORNIA STREET SITE FOR A CITY SURFACE PARKING FACILITY WOULD NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT. ON MAY 22, 1989 THE BOARD OF SUPERVISORS ADOPTED THE NEGATIVE DECLARATION.

HISTORY OF NEGOTIATIONS TO ACQUIRE THE SITE

NEGOTIATIONS FOR THE SITE HAVE TAKEN PLACE FOR A NUMBER OF YEARS. THE CITY'S DEPARTMENT OF REAL ESTATE (DRE) HAS APPRAISED THE FAIR MARKET VALUE OF THE SITE AT $2,600,000.

SUPPORT FOR ACQUISITION

ACQUISITION OF THE PROPERTY IS SUPPORTED BY THE MAYOR, THE BOARD OF SUPERVISORS, THE DISTRICT COUNCIL OF MERCHANTS, FILLMORE MERCHANTS ASSOCIATION AND PACIFIC HEIGHTS RESIDENTS ASSOCIATION. IN ADDITION, WE HAVE RECEIVED CORRESPONDENCE IN SUPPORT OF ACQUISITION FROM PACIFIC PRESBYTERIAN MEDICAL CENTER, THE JUNIOR LEAGUE, AND TANGERINE. THROUGH THE PASSAGE OF PROPOSITION F IN THE 1987 GENERAL ELECTION, THE VOTERS OF THE CITY AND COUNTY OF SAN FRANCISCO HAVE ALSO VOICED APPROVAL FOR THE DEVELOPMENT OF A PARKING FACILITY IN THE UPPER FILLMORE AREA.

IN VIEW OF THE FACT THAT THE PROPOSED PROJECT AND ACQUISITION:

1. WILL PROVIDE MUCH NEEDED ADDITIONAL PARKING IN THE UPPER FILLMORE NCD;

2. WILL ENHANCE THE ECONOMIC VIABILITY AND RESIDENTIAL LIVABILITY OF THE NEIGHBORHOOD;

3. WILL BE IN COMPLIANCE WITH THE EIGHT PRIORITY OBJECTIVES OF PROPOSITION M (PLANNING CODE SECTION 101.1);

4. WILL NOT ADVERSELY IMPACT THE ENVIRONMENT;

5. RECEIVES THE STRONG SUPPORT OF THE COMMUNITY-AT-LARGE;

6. AND IS STRONGLY SUPPORTED BY THE MAYOR AND BOARD OF SUPERVISORS;

STAFF STRONGLY RECOMMENDS THAT THIS PARKING AUTHORITY ADOPTS BOTH RESOLUTION NUMBER 1130 WHICH CALLS FOR THE ACQUISITION OF THE SUBJECT PROPERTY THROUGH EMINENT DOMAIN AND RESOLUTION NO. 1131 WHICH REQUESTS THE CITY ATTORNEY TO SEEK AN ORDER OF IMMEDIATE POSSESSION.

PHIL CHIN
DIRECTOR

PCC/rjf

THE JUNIOR LEAGUE OF SAN FRANCISCO, INC.
2226 FILLMORE ST., SAN FRANCISCO, CA 94115 (415) 567-8600

September 22, 1989

City and County of San Francisco
Parking Authority
25 Van Ness Avenue, Suite 410
San Francisco, CA 94102-4576

Attention: Mr. Phil Chin, Director

Dear Mr. Chin:

We understand there will be a hearing on Friday, October 6, 1989, beginning at 1:30 p.m. in the Hearing Room of the Main Library in regards to the necessity of acquiring 2450-2470 California Street for a 60-stalled surface metered parking lot.

Being one of the merchants (Next to New Shop - non-profit) in the Upper Fillmore area, we believe it is essential for this parking lot to be built.

Consequently, we would like to voice our opinion at the hearing on October 6th and are formally requesting to appear and be heard at the Public Hearing.

Sincerely,

Mimi Murphy

Mimi Murphy
President

1989 SEP 26 PM 1:21

MIMI MURPHY, President
AMY WORTH, Administrative Vice President • KATHRYN MAYERHOFER, Community Vice President
TRUDY NOREN, Recording Secretary • NANCY MANCINI, Corresponding Secretary
SALLY COATES, Treasurer

Page 1

Pacific Presbyterian
Medical Center

[redacted]

[redacted]

October 1, 1992

[redacted]

Dear Mr. [redacted]:

I am in receipt of your application for the Resident Assistant position at [redacted] California. Since the responsibilities of parking manager appear [redacted] I am writing to inform you that [redacted] Your job search in San Francisco undoubtedly [redacted] during 9-5 working hours, and it is extremely [redacted] difficult to accommodate the needs of applicants [redacted] and students while pursuing space for the Medical [redacted]

Pacific Presbyterian formally supports efforts to [redacted] California Parking program. The individual [redacted] will make an important contribution toward [redacted] parking competition in the Neighborhood.

Sincerely,

[redacted]

[redacted]
Director of Campus Support Services

tangerine

REF PROPERTY AT
LOTS 9 + 9A BLOCK 635
1989 SEP 25 PM 8:18
HEARING ON OCT 6, 1989

To: MR Phil Chin
FR: Will Rudowsky WRudowsky

Although staff shortage prevents me from personally attending the above referenced hearing, I wish to restate my position that the Pacific Heights neighborhood shopping area is severely lacking parking spaces for short-term parking. With the medical center, dental school and related offices, there is a need for more metered spots on the streets. As residents continue adding garages to their homes, street spaces disappear. Please take the needed action to create the above referenced spaces.

2505 Sacramento Street San Francisco CA 94115 415 928-4404

Public Comment

The Chairman invited Pamela S. Duffy, attorney for the owner of 2450-2470 California Street, Mr. Conner, to address the Commission.

Ms. Duffy reported to the Commission on her client's views and her legal opinion on the issue of the City acquiring her client's property by the exercise of eminent domain for the purpose of developing a parking facility. Ms. Duffy described Mr. Conner's objections to the adoption of Resolutions #1130 and #1131 by the Commission for the following reasons:

- The amount offered by the City for the property is unfair. In February, 1987 the City offered $2,030,000 for the property. In January, 1988 the City increased the amount to $2.6 million because of the passage of time. Since that time, the figure offered by the City has remained the same. An independent professional appraiser commissioned by Mr. Conner has valued the property at $200.00 per square foot whereas the City has valued the property at $140.00 per square foot.

- The property is located in the heart of a larger assemblage of six parcels owned by Mr. Conner. The City allocates no value for the severance of the parcels.

- Resolution #1131 states that lots 9 and 9A are the only sites in the neighborhood sufficiently large enough to serve the need for additional parking; however, there is an existing lot for sale across the street from the property.

- The public interest is not best served by this location. Lots 9 and 9A would be better suited as a housing site with possible parking located on the lower level. Housing is located next to lots 9 and 9A whereas a grocery store is located next door to the lot across the street.

- The property may have historic value.

- Because of the City's action against Mr. Conner, he has not been able to sell or develop his property since 1987.

* * * * *

Commissioner Chin noted that Ms. Duffy has stated her client's objection to his property being taken by eminent domain but asked if Mr. Conner objects to the use of his property for a surface parking lot. Ms. Duffy responded yes.

Commissioner Chin asked if the six parcels of property owned by Mr. Conner had a common legal description. Ms. Duffy replied that they do not have a common legal description but the properties would merge by reason of joint ownership. She explained that the Assessor's Office does not prepare new legal descriptions when property comes under common ownership.

Commissioner Chin asked if the $3.7 million appraisal value provided by Mr. Conner's independent appraiser was based on the residual approach and on assumptions that the six parcels would be developed for a particular use. Ms. Duffy replied yes. Commissioner Chin then asked if the appraiser took into consideration the land individually. Ms. Duffy replied that the appraiser prepared a sales comparable analysis.

Commissioner Chin asked if Mr. Conner has applied to the Historical Landmarks Preservation Board concerning the historical significance of the property. Ms. Duffy answered no and stated that she could not speak to the fact that the property had historical significance.

Commissioner Grosboll inquired if Ms. Duffy disapproved with the Negative Declaration. She stated that she did not.

Commissioner Grosboll asked Ms. Duffy what her disapproval of the City's appraisal was based on. Ms. Duffy explained that, in her appraiser's opinion, the City had taken into account two lots which he felt were inappropriately included -- one which was the basis of a bankruptcy sale and the other which was an interior lot.

Commissioner Grosboll inquired if Mr. Conner's primary objection was the value of the property. Ms. Duffy responded that Mr. Conner had indicated two years ago that he was willing to recognize the City's powers to acquire his property and he would be more than willing to try to negotiate a fair conclusion.

Commissioner Grosboll asked if Ms. Duffy had seen a survey of that area. Ms. Duffy responded no.

Commissioner Grosboll inquired if Ms. Duffy agreed with the Parking Authority's opinion that the gas station site was not large enough for the City's purposes. Ms. Duffy stated that the gas station site is immediately adjacent to a parking lot and would, therefore, be better suited for the proposed parking facility.

Commission Grosboll asked if Mr. Conner had suggested alternative locations for the proposed parking facility. Ms. Duffy reported that Mr. Conner did not undertake a survey of potential locations for the City's parking lot.

Commissioner Grosboll asked what the expectations were of the small business person in the car repair shop and did he have a long term lease. Ms. Duffy stated that she had no idea.

* * * *

The Chairman invited other members of the public to speak.

Rory Ward, President of the Fillmore Merchants Association, spoke in favor of approving the Resolutions. He stated that parking in the area is a problem for both merchants and residents and in his opinion it would be impossible to chose an alternate site that would not require major demolition. He feels that the Court will be fair in determining the amount Mr. Conner will receive for his property and that the good resulting from this action far outweighs the bad.

Mimi Murphy, President of the Junior League of San Francisco also spoke in favor of the Resolutions. She reported that she operates a not-for-profit thrift shop in the area and has been at that location since 1966. The shop produces a net of approximately $250,000 that is returned to the community. Parking in the area has been a problem for the shop's volunteers, donors and clientele thus affecting the profitability of the business. She stated that, in her opinion, the City has negotiated fairly and the injury to Mr. Conner will be minimal.

Susan Bashell, a member of the Fillmore Merchants Association, addressed the Commission in support of the Resolutions. In her opinion, Mr. Conner's appraiser's value and the City's appraised value are not so far apart as to cause injury to Mr. Conner. She stated that the people of San Francisco have indicated by their vote on Proposition F two years ago their need and support of neighborhood parking. She closed by stating that the quality of life is affected by parking and that the matter needs to be addressed before it worsens.

Carlo Middione of Vivande Restaurant addressed the Commission. He stated that he would like to see more housing in the area with parking available beneath it. He is in favor of additional parking but would like to see Mr. Conner treated fairly as to the value of his property.

Steven Cornell, President of the Council of District Merchants, spoke in favor of the adoption of the Resolutions and stated that he feels confident that the process of eminent domain will produce a fair price.

Max Cologna, a Fillmore merchant, stated that his retail business has been in the area for 23 years and that the lack of parking in the area has had negative effects on his business. In answer to questions posed by Commissioners regarding Mr. Conner's property, he noted that at a previous meeting the property was found to have no historic value, the tenants of the garage do not have a long term lease and there are renters at the adjacent building. He indicated that he would appreciate whatever can be done to improve the parking situation.

Norman Rolfe of S.F. Tomorrow warned the Commissioners to proceed with extreme caution. He noted that the Lombard Street Garage is practically empty most of the time and predicted that the Polk/Bush Garage will have the same problem. He recommended that the merchants pay more attention to their rent than parking and urged the Commission to use the City's resources in a much wiser fashion whereby money and land will not be squandered.

Susan Bashell addressed the Commission again informing the Commission that a historical group has determined there is no overriding historical significance in Mr. Conner's property. Also, she noted that she frequently uses the Lombard Street Garage.

Bob Littell, a property owner in the Fillmore neighborhood, addressed the Commission noting his desire for additional parking in the area but asked that the Commission consider putting housing on top of the parking lot.

* * * * *

Commissioner Grosboll asked Tony DeLucchi, Director of the San Francisco Department of Real Estate, to comment on the $3 million appraisal. Mr. DeLucchi replied that Mr. Conner's appraiser used the high figures of the land residual technique in determining the property's value.

Commissioner Grosboll inquired about the City's $2.6 million being based on an appraised value from January, 1988. Mr. DeLucchi stated that his Department has looked at additional sales and has sought private professional appraisal advice. The independent appraisers have concurred that the City's appraised value represents fair market value.

Commissioner Grosboll asked for an explanation of the difference between $2,050,000 from 1987 and $2.6 million in 1989. Mr. DeLucchi stated that the increase in the offer was made following the review of additional sales data. He also noted that the amount was at the highest end of the fair market value at that time.

Commissioner Grosboll inquired about the total space of the gas station property and existing parking lot across the street from Mr. Conner's lot. The Director stated that the gas station site totalled 9,000 square feet. He further stated that using the existing parking lot adjacent to the gas station to create a larger site would not solve the parking problem that now exists in that area because you will be removing existing parking just to create a larger parking lot.

Commissioner Grosboll asked the Director if a formal proposal was discussed regarding the issue of parking and housing. The Director stated that Mr. Conner made no formal proposal to the Parking Authority to his knowledge. He also stated that the Parking Authority proposal for acquisition and development of site does not rule out future development of housing, however, this would be more appropriately addressed by the Planning Commission as a land use issue.

Commissioner Chin inquired about the issue of severance damages. The City Attorney stated that his office is of the opinion that there is no basis for severance damages.

Commissioner Grosboll asked who would make the final determination on the value of the property. The Director stated that the Court would determine the value of the property. If the Court determines that the value is more than the Parking Authority has budgeted for the project, a supplemental appropriation would be requested.

Commissioner Grosboll asked if there is any reason for the Resolution to include the reference to the $2.6 million. City Attorney stated that the Resolution must include reference to the source of funds and the fact that funds have been appropriated.

* * * *

The Chairman asked if Ms. Duffy or anyone present had further comments.

Ms. Duffy stated that she had no additional comments.

Max Cologna stated that the City should work with Mr. Conner in order to have parking on the lower level of all of his parcels of land and have commercial and residential spaces above.

Carlo Middione stated that he has witnessed people frantically looking for parking spaces and believed the City-owned parking lot will be well used.

Norman Rolfe stated that free parking spaces will always be used but paid parking spaces will not.

Bob Littell asked how long it will take to gain possession of the property. The City Attorney stated that it would take approximately 90 days after the signing of the order.

* * * *

The City Attorney gave a summary of the substance of Resolution #1130 -- Authorizing Acquisition of Lots 9 and 9A in Assessor's Block 635 by Eminent Domain for a Public Off-Street Parking Facility.

On motion of Commissioner Grosboll, seconded by Commissioner Melara, Resolution #1130 was adopted.

Commissioner Grosboll noted his concern about the value of the property remaining the same over a year and half.

VOTE: Ayes - Members Chin, Grosboll, Melara, Quaranta and Singh.

* * * *

The City Attorney summarized Resolution #1131 - Requesting the City Attorney to Seek Immediate Possession of the Property Located at 2450-2470 California Street (Assessor's Block 635, Lots 9 and 9A).

On motion of Commissioner Melara, seconded by Commissioner Chin, Resolution #1131 was adopted.

VOTE: Ayes -Members Chin, Grosboll, Melara, Quaranta and Singh.

The Chairman called for a break at 3:08pm.

The meeting reconvened at 3:24pm.

ADOPTION OF THE MINUTES

On motion of Commissioner Grosboll, seconded by Commissioner, the minutes were adopted.

VOTE: Ayes - Members Chin, Grosboll, Melara, Quaranta and Singh.

UNFINISHED BUSINESS

Adoption of Interim Rules

On motion of Commissioner Grosboll, seconded by Commissioner Quaranta, the Interim Rules were adopted.

Commission Grosboll requested a periodic status report on the eminent domain issue from the Department of Real Estate or City Attorney's office.

ADJOURNMENT

Thereupon the meeting was adjourned at 3:36pm.

Respectfully submitted,

Phil Chin
Director

PARKING AND TRAFFIC
COMMISSION

OF THE CITY AND COUNTY OF SAN FRANCISCO

ART AGNOS, Mayor

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

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10/6/89

MEETING REPORT
SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION

Friday, October 6, 1989
Main Library, Commission Meeting Room
Larkin and McAllister Streets, 3rd Floor
San Francisco, California 94102

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PRESENT:

Commissioners: Darshan Singh, Chairman
Angelo Quaranta, Vice Chairman
Arnold Chin
Dick Grosboll
Sonia Melara

Staff: Phil Chin, Director
Kevin M. Hagerty, Acting Director
Julian Hultgren, Deputy City Attorney
Renee Faison, Recording Secretary

Guests: Pat Soma, The Klingbeil Co.
Scott Berkman, Pacific Presbyterian Center
Max Cologna, Fillmore Merchant
Mimi Murphy, President, The Junior Leage of S.F.
Susan Bashel, Fillmore Merchants Association
Jim Beale, Main Line Gifts
Rory Ward, President, Upper Fillmore Merchants Assn
Russ Presting, S.F. Onorato, Inc.
Tony DeLucchi, Real Estate Department of San Francisco
Harry Quinn, Real Estate Department of San Francisco
Carlo Middione, Vivande Restaurant
Richard Guynn, Sutter-Stockton Garage
Rebecca Kohlstrand, Department of City Planning
Pamela S. Duffy, Coblentz, Cahen, McCabe & Breyer
Norman Rolfe, San Francisco Tomorrow
Bob Littell, Property owner in Fillmore Neighborhood
Stephen Cornell, President, Council of District Merchants

The Chairman called the meeting to order at 3:24pm and requested the roll be called.

ROLL CALL

The roll call indicated quorum present.

ADOPTION OF MINUTES

Commissioner Grosboll suggested the item regarding monthly parking in the minutes of September 19 include a notation that the subject will be reviewed again in approximately three months.

On motion of Commissioner Grosboll, seconded by Commissioner Melara, the minutes were adopted contingent upon this addition.

VOTE: Ayes - Members Chin, Grosboll, Melara, Quaranta and Singh.

DIRECTOR'S REPORT

Pay Phone Legislation

The Director updated the Commission on the issue of Pay Phone Legislation stating that he had been in contact with Legislation sponsors, the Department of Public Works, and it has been agreed that all references to pay telephones in City-owned and operated parking garages will be eliminated from the Legislation. In the near future, the staff will provide the Commission with a proposal involving the use of an open bid process to identify a provider for pay telephone services for use in City-owned parking facilities.

Contract Amendment for St. Mary's Square Garage

The Director informed the Commission that this item (planned for discussion during the New Business section of the meeting) will be continued at a later date. He explained that Metro Park, the contractor for St. Mary's Garage, is not prepared to bring the proposed lease before the staff. The proposed lease provides for the use of storage room within the Garage as a laundry drop-off and pick-up point. This proposed new function will increase revenues for both the contractor and the City. The contractor has indicated that he will bring the proposed lease before the staff in time for the next Commission meeting or a future meeting.

Financial Advisor and Bond Counsel Search

The Director briefed the Commission of the planned interviews with potential candidates of the Financial Advisor and Bond

Counsel position. A screening panel will meet with those selected for the interviews on Friday, October 13 at the Port Commission from 8:00a.m. and 5:00p.m. The Director invited an interested Commission member to sit in on the meeting to observe the process.

The Polk/Bush Garage Design Team

The Director reported on the Polk/Bush Advisory Committee informing the Commission on the various participants of the Committee and stating that the Committee is prepared to meet with the contractor of the Polk/Bush Garage and the staff of the Parking Authority. The Director invited an interested Commission member to sit in on the meeting as observer.

Orientation Meeting

The Director reported on the tentative plans for the Orientation Meeting of the Commission scheduled for October 14 from 9:30a.m. to 3:30p.m. He provided the Commission with details on the planned agenda for the meeting and possible participants of the meeting.

* * * *

The Chairman discussed with members of the Commission the possibility of attendance as observers at the various meetings described by the Director.

Commissioner Grosboll inquired about the participants on the Financial Advisor/Bond Counsel screening panel. The Director replied that the members include Bob Kennealy from the City Attorney's Office, Angela Gittens from the Airport Commission, Julian Hultgren, Kevin Hagerty and himself.

COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Quaranta proposed the Orientation Meeting be delayed until the new Director has been selected and can be involved in the meeting. He then made a motion, seconded by Commissioner Grosboll, to postpone the Orientation Meeting.

VOTE: Ayes - Members Chin, Grosboll, Melara, Quaranta and Singh.

Commissioner Chin questioned the Director concerning the Polk/Bush Advisory Committee. He asked if any childcare groups are involved in the meeting and suggested that they might be contacted. The Director stated that no childcare groups were involved as participants on the Advisory Committee but he noted Commissioner Chin's suggestion.

The Chairman asked if the Polk/Bush Advisory Committee should report to the Commission. The City Attorney informed the Commission that the Advisory Committee for the Polk/Bush Design Team is a committee established at the Director's request for the purpose of advising the Director. It is not a committee appointed by the Commission. If it were appointed by the Commission it would be categorized as a subcommittee of the Commission and, therefore, would be subject to the Brown Act provisions.

CITY ATTORNEY'S REPORT

The City Attorney noted that the members have been provided with a paper entitled A User's Guide to the Ralph M. Brown Act and stated that it is a good statement of the provisions of the Brown Act. For information and reference, he also provided the members with a copy of the Attorney General's summary of the Brown Act.

STATUS REPORT ON DEPARTMENT OF PARKING AND TRAFFIC

The Chairman stated that Larry Florin from the Mayor's office was not present at the meeting and remarked that the item will be continued.

PUBLIC COMMENT

The Chairman invited members the public to speak before the Commission on items not included in the agenda.

Norman Rolfe of San Francisco Tomorrow addressed the Commission on the subject of the Polk/Bush Advisory Committee. He stated that the proposed Advisory Committee for the Polk/Bush Garage is a citizen's advisory committee and, therefore, would be subject to the Brown Act. The City Attorney informed Mr. Rolfe that the Advisory Committee was not appointed by the Commission but by the Director and, as such, is not subject to the Brown Act because it is not a subcommittee of a legislative body.

UNFINISHED BUSINESS

Adoption of Interim Rules

On motion of Commission Quaranta, seconded by Commissioner Grosboll, the interim rules were adopted.

VOTE: Ayes - Members Chin, Grosboll, Melara, Quaranta and Singh.

NEW BUSINESS

Approval of Moscone Center Garage Lease - Resolution No. 11

The Director reported on the Moscone Center Garage Lease. He explained that it is a proposed lease for a commercial space at the Moscone Center Garage and calls for an agreement between the City and Martin Lu for a sushi restaurant. The Director gave a description of the terms of the Lease and recommended approval of Resolution No. 11.

On motion of Commission Melara, seconded by Commissioner Quaranta, Resolution No. 11 was adopted.

VOTE: Ayes - Members Chin, Grosboll, Melara, Quaranta and Singh.

Contract Amendment for St. Mary's Square Garage

As stated earlier, the Director informed the Commission that the contractor at Metro Park is not prepared to bring the proposed lease amendment before the staff but this item may be ready for review at the next scheduled meeting.

Commission Resolution Endorsing 1/2 Cents Sales Tax - Resolution No. 12

Rebecca Kohlstrand of the Department of City Planning addressed the Commission on the issue of the 1/2 cents sales tax. She provided members with copies of the 1/2 cents sales tax transportation expenditure plan which has been adopted by the Board of Supervisors for inclusion on the November Ballot. She explained that this 20-year program for transportation improvements is based on a 1/2 cent increase in local sales tax.

Resolution No. 12 was drafted by the staff of the PTC to lend support to the transporation expediture plan.

On motion of Commissioner Melara, seconded by Commissioner Quaranta, the Resolution No. 12 was adopted.

VOTE: AYES - Members Chin, Grosboll, Melara, Quaranta and Chin.

ADJOURNMENT

Thereupon the meeting was adjourned at 3:55pm

Respectfully submitted,

Phil Chin
Acting Director

PARKING AND TRAFFIC
COMMISSION

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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10/23/89

MEETING REPORT
SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION

Monday, October 23, 1989
450 McAllister, Room 605
San Francisco CA 94102

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PRESENT

Commissioners: Darshan Singh, Chairman
Angelo Quaranta, Vice Chairman
Dick Grosboll
Sonia Melara

Staff: Phil Chin, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Colette Daily, Recording Secretary

Guests: Jonathan Weber, System Parking
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil & Connolly
G. F. Kelleher, S.E. Onorato, Inc.
John Roll, Parking Place
Marvin Marx, Metropolitan Parking
Herman Elins, Five Star Parking
Robin Burgstahler, Recreation and Park
Tim Leonoudakis, City Park
Dick Dole, Ellis-O'Farrell, Japan Center
David Hom, Dept. Public Works

EXCUSED Arnold Chin, Commissioner

The chairman called the meeting to order at 2:33 p.m. and requested the roll to be called.

ROLL CALL

The roll call indicated quorum present.

DIRECTOR'S REPORT

The Director reported to the Commission as follows:

Earthquake Preparedness

The guiding principles in handling potentially life-threatening situations involving our facilities should be to:

1. Minimize threat to life, health, and safety,
2. Maintain integrity of physical facilites,
3. Reduce fear and alarm and encourage gradual return to normalcy and,
4. Secure accurate assessment of seismic impacts and provide documentation for possible reimbursement.

Director reported that visual inspections were conducted upon first available light of day on Wednesday, October 18 (the first day after the earthquake) at all facilities (except Vallejo and Golden Gateway because they were closed) and they were found to be safe enough to continue operation when power was restored. A more detailed inspection was conducted at Ellis-O'Farrell and Fifth and Mission garages due to their age. This inspection was conducted by the Department of Public Works, Bureau of Engineering, and found to be safe enough to continue operations.

The unattended facilities were also visually inspected with the same results, that is, no obvious failures or hazards. In-depth inspections were made at the Pierce Street lot due to proximity to Marina Area and 16th and Hoff and 22nd and Bartlett because they support housing structures above. All of these facilities were found to be structurally sound. Lombard Street Garage, Performing Arts Garage, Japan Center, Moscone Center, St. Mary's and Vallejo were operating pending results of inspections by private structural engineers.

All facilities are open and operating with power.

The Department of Public Works has been contacted regarding meter damage, if any. The Police Department has been contacted regarding quake impact on Central Station.

Parking garage operators have been asked to submit to Staff information regarding cost estimates attributable to the earthquake, to be eligible for benefits under the Federal Emergency Management Act.

COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Grosboll asked about unattended metered lots. Director reported that lots with the greatest volume have been inspected. Director noted that in the course of time all facilities will be looked at. Commissioner Quaranta asked about obtaining Federal funds. Director responded that we can get estimates and submit our information to the Mayor's Office, who is processing applications. Depending on what Congress decides in terms of emergency relief funds, the City may not get funds; City will make application.

CITY ATTORNEY'S REPORT

A Notice of Interest form needs to be filed by garages owned by the City, noting a list of damages, and this form will go to the Mayor's Office. With reference to garages owned by the Parking Authority, namely Performing Arts, Moscone Center, and probably Lombard Street, the Notice of Interest must be filed by the Parking Authority, not the City. It will be necessary for the Parking Authority to appoint an agent to file that claim. Then a Special Meeting may have to be called within the next few days. Chairman asked Director to look into the matter.

Private non-profit corporations were informed that they should file the Notice of Interest within a ten-day window period and document everything damaged.

REPORT from PARKING OPERATORS of CITY FACILITIES

Dick Dole indicated that Ellis-O'Farrell Garage sustained superficial damage to elevators. Japan Center Garage had no indication of major damage directly related to Earthquake of 1989. The Garage has a water problem, not earthquake related, however.

G.F. Kelleher reported that Fifth and Mission Garage lost power. Due to attendants' assistance, patrons exited building "pretty well." Personnel escorted patrons back to their cars using flashlights. He indicated that at about 1 a.m. Thursday morning the lights came back on and they were "back in business." An engineer from the Department of Public Works, David Hom, inspected the Garage and found the building to be structurally sound.

Paul Newman said that Civic Center Garage had been inspected, with the conclusion that this garage had no structural damage whatsoever. The Portsmouth Square Garage will be inspected this afternoon.

Richard Guynn said that the Sutter-Stockton Garage had power outage until about 8 or 9 p.m. Wednesday. The garage remained closed to incoming traffic until about 7 a.m. Thursday. The garage was not damaged. Tuesday evening October 17 through Thursday morning, October 19, attendants escorted patrons to their cars.

Marvin Marx reported that Vallejo Street Garage is functioning well. Concerning St. Mary's Square Garage they are waiting for results of inspection.

Herman Elins reported that at the Performing Arts Garage, there are some problems with one elevator. However, there is no major structural damage that he could see and the engineers will provide him with a full report.

Regarding Lombard Street Garage, signs fell down and there were some minor cracks.

At Moscone Center Garage, there were some pieces of concrete loose in the basement, however no real damage. He is awaiting results of inspection by engineers.

Tim Leonoudakis reported a "clean bill of health" for Golden Gateway, other than minor problems.

David Hom of DPW said that the Department of Public Works' engineers inspected Ellis-O'Farrell and found that the Garage is in excellent shape, with no structural damage. DPW also inspected Mission-Bartlett and 16th and Hoff and found no stuctural damage. The housing located above was also found to be "generally in good shape."

Richard Guynn said that people were staying out of San Francisco and Sutter-Stockton Garage was operating at about half capacity.

Commissioner Grosboll asked if people were able to exit easily at Sutter Stockton after the Earthquake. Richard Guynn replied that due to computerized elevators, people were able to leave quickly because each elevator goes to the closest floor and the door opens automatically. Commissioner Grosboll asked if any liability was claimed. Richard Guynn indicated No.

G.F. Kelleher said that his customers at Fifth and Mission Garage were gratified by the friendly help of the attendants in assisting people, and they had very little problems.

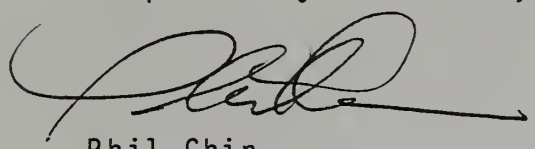
Commissioner Melara asked if we had a plan for moving traffic in the event of a disaster. Director responded that this was a function of the Police Department. He added that at this point, lacking adequate Staff and appropriate jurisdiction, decisions regarding this made by the Commission would have little impact.

A motion was passed to write a letter to the Mayor offering help from the Parking and Traffic Commission.

ADJOURNMENT

Meeting was adjourned at 3:12 p.m. due to a fire on the fourth floor of the building.

Respectfully submitted,



Phil Chin
Director

PARKING AND TRAFFIC
COMMISSION

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT

SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION

Tuesday, January 9, 1990
1:30pm
Room 317, Civic Auditorium
99 Grove Street
San Francisco, California 94102

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PRESENT:

Commissioners:	Dick Grosboll, Acting Chairman
	Arnold Chin
	Sonia Melara
Staff:	Phil Chin, Acting Director
	Kevin M. Hagerty, Assistant Director
	Julian Hultgren, Deputy City Attorney
	Renee Faison, Recording Secretary
Guests:	Richard O. Guynn, Sutter-Stockton Garage
	Paul Newman, Keil & Connolly
	Dick Dole, Ellis-O'Farrell, Japan Center Garages
	David Pilpel, Modern Transit Society
	A. Ambers, Millbrae, California

EXCUSED:

Commissioners:	Darshan Singh, Chairman
	Angelo Quaranta, Vice Chairman

The Acting Chairman called the meeting to order at 1:48pm.

ROLL CALL

The roll call indicated quorum present.

ADOPTION OF MINUTES

The Acting Director reported that the Minutes of the December 19, 1989 meeting of the Parking and Traffic Commission (PTC) have not been prepared due to the shortage of staff following that meeting caused by various illnesses within the office. Once the staff returned to full operation, energies were focused on the preparation of items for the January 9 meeting.

The Commission approved the submittal of the Minutes of the December 19, 1989 meeting at the January 23, 1990 Commission meeting.

DIRECTOR'S REPORT

The Acting Director gave a status report to the Commission on the following items:

Senior Parking Control Officers:

The San Francisco Police Department has hired 15 Senior Parking Control Officers (PCOs). Since the PTC will be assuming jurisdiction of the PCOs in six months, staff has requested an extension of the PCO of the probationary period from six months to twelve months. The issue was discussed and resolved at a meeting including the General Manager of Civil Service, the Deputy Controller, the Captain of Police responsible for police personnel matters and a representative for Union Local 790, as well as the Acting Director of the PTC.

California/Steiner Site Update:

Deputy City Attorney Andrew Schwartz has filed the approproiate documents and warrant with the Superior Court as the next step toward the acquisition of the California/Steiner site.

Leasing of New Offices:

Beginning January 10, the PTC will temporarily be leasing Suite 888 of 25 Van Ness Avenue for the new PTC Director and her support staff. The telephone numbers for the new Director and staff will be the same as those now in use.

Central Station:

The San Francisco Police Department have written the PA stating their desire to relocate the Central Station and sell their interest in both the Station and Vallejo Street garage to the Parking Authority (PA). Staff has consulted with the Deputy City Attorney's Office and the Department of Real Estate (DRE)

concerning the legality of such a purchase. The Acting Director reported that there appears to be a 25% restriction on property purchased by the PA for non-parking uses. In addition, the Off-Street Parking Fund, as specified in Traffic Code Section 213, cannot be used for the purchase of property for retail purposes. Staff will be meeting with the Police Department and DRE to discuss this issue further and to explore other alternatives.

Security Contract with Horizons Unlimited and Real Alternatives Program:

Deputy City Attorney Mara Rosales is serving on jury duty and has been unable to draft the security contract agreement for the 22nd & Bartlett and 16th & Hoff Garages. The contract with Horizons Unlimited and the Real Alternatives Program will be completed upon the Deputy City Attorney's return to work.

* *

Commissioner Chin inquired if Central Station would be a feasible site to house either the PCOs or the PTC Administrative Offices. The Acting Director responded that the Vallejo Street location is not ideal for either purpose. He explained that a site central to City Hall would be preferred for the PTC Administrative Offices because the Director and, perhaps, the Bureau Chiefs will be required to conduct business at City Hall daily. An industrial site is preferred to house the PCOs, their equipment, the sign shop, meter repair shop, and signal shop.

* *

The Acting Chairman requested a brief status report on the budget planning. The Acting Director responded that the PTC has been given an extension on the date to submit a Commission approved budget to the Mayor's Office. The due date is now March 17. The January 23rd meeting of the Commission will focus only on the budget. Meetings are needed between the PTC Director, the Director of Public Works and Chief of Police before many budget recommendations can be made to the Commission. However, budget initiatives will be presented at the next Commission meeting with dollar amounts included as much as possible.

Commissioner Chin commented on the budget process noting the vast responsibilities under Prop D and the many delays that have occurred preventing the consolidation of the Department. He suggested that it may be necessary for the Commission to take the worst case scenario in an attempt to go forward with the consolidation of the Department by the end of this calendar year. He further suggested that it may be necessary to handle negotiations with the various Departments separately.

Acting Chairman requested that as much budget information as possible be submitted to the Commission in advance of the January 23rd meeting.

CITY ATTORNEY'S REPORT

The City Attorney had nothing to report.

STAFF REPORT ON DEPARTMENT OF PARKING AND TRAFFIC

The Acting Director stated that Larry Florin was not able to be present at the meeting and noted that Rina Cutler will begin work officially on January 16.

PUBLIC COMMENTS

David Pilpel of the Modern Transit Society addressed the Commission noting several items:

- The January 9 Agenda indicates incorrectly that this is a Regular meeting of the Parking and Traffic Commission.
- The Resolution in Item A of the New Business section of the Agenda needs a more detailed description of the item.
- The Brown Act specifies that a yearly notice can be sent to persons on City government mailing lists to solicit interest in being removed from lists. This may aid in controlling Government costs.
- Possible funding sources for the PTC may be possible through funding from the State Transportation packages which include SCA-1, SB-300, AB-471.

* *

The Acting Chairman inquired about the availability of funds from the State Transportation Program and asked when the funds would be available. Mr. Pilpel stated that SCA-1 (increase of the gas tax) will be on the June Ballot and the availability of funds would depend on the passage of that legislation. He further stated that other State Transportation Funds have been created to allow for the flow of funds in the future.

The Acting Chairman noted his interest in placing the State Transportation Program issue on the agenda at a later date.

The Acting Director noted that several months ago, various City agencies -- Department of City Planning, Department of Public Works, MUNI Railway, Chief Administrative Officer and Public Utilities Commission-Finance -- prepared a package of programs for possible funding if SCA-1 passes. He stated that many of the PTC activities may be appropriate for funding by SCA-1 once the Department is consolidated and staff will look into the possibility of funding from that and other sources.

NEW BUSINESS

Resolution No. 26 Rescinding Previous Passed Resolutions No. 23 (Recommending that the Board of Supervisors Approve Award of a Contract to Evensen Dodge, Inc./Charles A. Bell Securities Corporation to serve as Financial Advisors to the Department of Parking and Traffic/Parking Authority), Resolution No. 24, (Recommending that the Board of Supervisors Approve Award of a Contract to Orrick, Herrington & Sutcliffe/Pamela S. Jue, Esq. to Serve as Bond Counsel to the Department of Parking and Traffic/Parking Authority) and Resolution No. 25 (Recommending Supplemental Appropriation from the Off Street Parking Fund for $35,000 for Services of a Financial Advisor and Bond Counsel)

The Acting Director gave an explanation of the procedural reasons for rescinding Resolutions No. 23, 24 and 25. He stated that the Resolutions should be repealed to allow for proper approval -- PTC Commission approval is needed for the awarding of the Financial Advisor contract, the PA Commission approval is needed for awarding of the Bond Counsel contract and supplemental appropriations for both contracts must be requested separately from the Mayor and the Board of Supervisors. The language of the new Resolutions (PTC No. 26, 27, 28 and PA No. 1133, 1134) appropriately states the intent of the previously passed Resolutions (No. 23, 24 and 25).

On motion of Commissioner Melara, seconded by Commissioner Chin, Resolution No. 26 rescinding previously passed Resolutions No. 23, 24 and 25 was adopted as drafted.

VOTE: AYES - Members Chin, Grosboll and Melara
EXCUSED - Members Quaranta and Singh.

Resolution No. 27 Approving Award of a Contract to Evensen Dodge, Inc./Charles A. Bell Securities Corporation to Serve as Financial Advisors to the Department of Parking and Traffic

On motion of Commissioner Chin, seconded by Commissioner Melara, Resolution No. 27 was adopted as drafted.

VOTE: AYES - Members Chin, Grosboll and Melara
EXCUSED - Members Quaranta and Singh.

Resolution No. 28 Recommending Supplemental Appropriation from the Off Street Parking Fund for $18,000 for Services of a Financial Advisor

On motion of Commissioner Melara, seconded by Commissioner Chin, Resolution No. 28 was adopted as drafted.

VOTE: AYES - Members Chin, Grosboll and Melara
EXCUSED - Members Quaranta and Singh.

Western Addition Parking Corporation Budget Increase

The Assistant Director described the Western Addition Parking Corporation's request for a budget increase of $6,000 in its health and welfare budget for the period from fiscal year April 1, 1989 to March 31, 1990. Richard Dole, Attorney for the Western Addition Parking Corporation, briefed the Commission stating that the funds are needed to offset the cost of the health and welfare budget item due to the hiring of additional personnel by the Japan Center Garage while water proof renovations were being conducted. This budget item request is for an increase from $40,000 to $46,000.

On motion of Commission Melara, seconded by Commission Chin, the Western Addition Parking Corporation budget increase was approved from $40,000 to $46,000.

VOTE: AYES - Members Chin, Grosboll and Melara
EXCUSED - Members Quaranta and Singh.

ADJOURNMENT

Thereupon the Special Meeting of the Parking and Traffic Commission was adjourned at 2:14pm.

RECONVENE
SPECIAL MEETING OF THE PARKING AUTHORITY

The Acting Chairman called the meeting to order at 2:14pm.

ROLL CALL

The roll call indicated quorum present.

ADOPTION OF MINUTES

The Minutes of the December 19, 1989 meeting of the Parking Authority will be submitted at the next meeting of the Commission scheduled for January 23, 1990.

PUBLIC COMMENT

There were no public comments.

NEW BUSINESS

Resolution No. 1133 Approving Award of a Contract to Orrick, Herrington & Sutcliffe/Pamela S. Jue, Esq. to Serve as Bond Counsel to the San Francisco Parking Authority

On motion of Commissioner Melara, seconded by Commissioner Chin, Resolution No. 1133 was adopted as drafted.

VOTE: AYES - Members Chin, Grosboll and Melara
EXCUSED - Members Quaranta and Singh.

Resolution No. 1134 Recommending Supplemental Appropriation from the Off Street Parking Fund for $18,000 for Services of a Bond Counsel

On motion of Commissioner Melara, seconded by Commissioner Chin, Resolution No. 1134 was adopted as drafted.

VOTE: AYES - Members Chin, Grosboll and Melara
EXCUSED - Members Quaranta and Singh.

* *

Commissioner Chin stated his concern regarding the Bond Councel rates and his belief that the rates are exorbitant as compared to City attorney fees. He further stated that in the future, rates for services should be discussed at length.

The Acting Director reminded the Commission that there is a 25% discount on the Bond Counsel fees.

The Acting Chairman stated that the market rates for Bond Counsel services is extremely high and that the rates of the selected firm are the general market rates.

Commissioner Grosboll inquired about itemized bills for services. The Assistant Director stated that itemized bills would be provided quarterly. Further, he noted that staff requested the assistance of Bob Kenealey of the City Attorney's Office to research the Bond Counsel fees. Mr. Kenealey compared the rates of various firms and reported that the fees requested by Orrick were competitive.

After staff and Committee review, it was determined that the fees for services rendered by Orrick, Herrington, Sutcliffe/Pamela S. Jue, Esq. are in the general market rates.

ADJOURNMENT

Thereupon the meeting adjourned at 2:38pm.

Respectfully submitted,

Phil Chin
Director

PARKING AND TRAFFIC
COMMISSION

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT

SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION

Tuesday, January 23, 1990
1:30pm
Room 317, Civic Auditorium
99 Grove Street
San Francisco, California 94102

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PRESENT:

Commissioners: Darshan Singh, Chairman
Angelo Quaranta, Vice Chairman
Arnold Chin
Dick Grosboll
Sonia Melara

Staff: Rina Cutler, Director, Parking and Traffic Commission
Phil Chin, Director, Parking Authority
Kevin M. Hagerty, Assistant Director, Parking Authority
Julian Hultgren, Deputy City Attorney
Renee Faison, Recording Secretary

Guests: Norman Rolfe, S.F. Tomorrow
David Pilpel, Modern Transit Society
Stacy Becker, Budget Director, Office of the Mayor
Larry Florin, Assistant to the Mayor
Gary Levin, Automuni
Merv Silberberg, SFNE

The Acting Chairman called the meeting to order at 1:44pm.

ROLL CALL

The roll call indicated quorum present.

ADOPTION OF MINUTES

On motion of Commissioner Melara, seconded by Commissioner Grosboll, the Minutes of the December 19, 1989 Regular Meeting of the Parking and Traffic Commission (PTC) were adopted as drafted.

VOTE: AYES - Members Chin, Grosboll, Melara, Quaranta and Singh

On motion of Commissioner Melara, seconded by Commissioner Grosboll, the Minutes of the January 9, 1989 Special Meeting of the Parking and Traffic Commission (PTC) were adopted as drafted.

VOTE: AYES - Members Chin, Grosboll, and Melara
ABSTAIN - Members Quaranta and Singh

DIRECTOR'S REPORT

The Director's report can be found in the New Business Section of the Minutes.

The Parking Authority Director gave the Commission a briefing on the following items:

California/Steiner Status Report

On January 4, 1990, Deputy City Attorney Andrew Schwartz filed an Order for Immediate Possession with the Superior Court on the behalf of the Parking Authority regarding the acquisition of the California/Steiner Street property. The writ will be presented to the property owner once the Judge has signed the document. The property owner will then have 30 days in which to respond to the Order.

Polk-Bush Status Report

On January 29, 1990, Gordon Chong and Associates will present the schematic design of the Polk-Bush Garage to the Project Advisory Committee for review and comment. The Design Team will then report to the Commission on the outcome of that meeting.

5th and Mission Garage Expansion Project Status Report

On January 5, 1990, the statement of Negative Declaration for the expansion of the 5th and Mission Garage was issued by the Department of City Planning. The public has 20 days following the issuance of the Negative Declaration in which to review and comment on the project.

Possible Acquisition of an Inner Richmond Site

The Coliseum Theater located at 9th and Clement in the Inner Richmond district is for sale and the PTC staff, with the assistance of the Department of Real Estate, is researching the possibility of acquiring of the property.

Financial Advisor and Bond Counsel Update

Staff has filed the Commission-approved supplemental appropriations request for the services of a Financial Advisor and Bond Counsel with the Mayor's Budget Office. A response is pending.

* * * * *

The Commission thanked the Director of the Parking Authority for his efforts as Acting Director of the Parking and Traffic Commission and commended him for a job well done.

COMMISSIONERS'S QUESTIONS AND MATTERS

The Chairman reported that the Mayor has contacted him requesting that the PTC Director and Commission evaluate the effectiveness of the Amnesty and Boot Implementation Program. The Chairman asked that the Director respond to the Mayor's request as soon as possible. The Director stated that upon receiving a carbon copy of the Mayor's letter to the Chairman, she contacted Supervisor Hsieh requesting a meeting relative to the proposed ordiance. The Director will report the outcome of that meeting to the Commission.

CITY ATTORNEY'S REPORT

The City Attorney had nothing to report.

STAFF REPORT ON THE DEPARTMENT OF PARKING AND TRAFFIC

Larry Florin recommended that the task of reporting on the Department of Parking and Traffic be turned over to the Director. The Commission concurred with Mr. Florin's recommendation.

PUBLIC COMMENTS

David Pilpel, of the Modern Transit Society, addressed the Commission on two items:

(1) Updating the mailing list annually - Mr. Pilpel stated that this may aid in reducing City government spending. He provided the Commission with a sample mailing list verification letter.

(2) Congestion management - Mr. Pilpel reported that the Metropolitan Transportation Committee (MTC) has met concerning the State transportation package and the gas tax increase ballot measure. He stated that there may possibly be amendments to the State transportation legislation and there is uncertainty how the funding will be handled. He suggested that the PTC apply for congestion relief if the measure passes in June.

NEW BUSINESS

The Director briefed the Commission on the Fiscal Year 1990/91 budget preparations. She noted the various meetings she has convened with departments relative to the reorganization process and provided the Commission with a memorandum outlining issues that will require policy decisions when the draft budget is prepared.

The Director stated the need for Commission approval on the Department's goals and budget format and recommended the following goals be adopted by the Department: to promote public safety, to preserve the quality of life in the City's neighborhoods, to promote the economic viability of our commercial districts, to be more responsive to requests for services, to maximize appropriate revenues, to develop programs which promote the City's transit first policy, and to update and redefine the shared use of public roadways in order to balance the demands for both traffic and parking needs.

* *

Commissioner Melara stated that she is satisfied with the goals as determined by the Director but noted that they may be refined at a later date. All members concurred with Commissioner Melara.

* *

The Director introduced Stacy Becker, the Budget Director of the Mayor's Office, and requested that Ms. Becker describe to the Commission the various options for budget categories of the new department.

Stacy Becker provided the Commission with a description of the organization and budget structure of the Department of Public Works (DPW) (Exhibit A) suggesting that DPW's budget format be used as a guide in developing PTC's budget format. She focused on the transfer of DPW's Traffic Engineering Bureau into the new department and explained DPW's department structure as follows:

> DPW consists of ten bureaus -- Administration, Architecture, Building Inspection, Building Repair, Clear Water, Engineering, Water Pollution Control, Street Cleaning and Urban Forestry, Street & Sewer Repair and Traffic Engineering. The Administration Bureau provides support and supervision to each of the other nine bureaus and funds from the Administration Bureau are apportion to the other bureaus. The Administration Bureau presently has $7 million within its budget, $600,000 of which is alloted to the Traffic Engineering Bureau.
>
> Each bureau of DPW is divided into three budgets -- The Operations Budget, the Interdepartmental Budget and the Overhead Budget. The Operations Budget funds the day-to-day operating functions of DPW, the Interdepartmental Budget funds work that is performed for other departments and Overhead Budget provides funds for support and supervisory functions of both the Interdepartmental and Operations Budget. The employees of these three budget areas are funded by the Personnel Budget.

Ms. Becker noted the Overhead Budget is not used in any other department of the City government except the DPW and could possibly be merged into the Operations Budget. She explained that DPW uses the Overhead Budget for cost accounting so that overhead costs are clearly defined when applying for Federal and State funds.

* *

Commissioner Chin inquired about the funds presently budgeted by DPW for work order functions that PTC, after the transfer, will perform in-house. He asked if PTC could transfer the funds from the Interdepartmental Budget to the Operations Budget.
Ms. Becker responded that $1.4 million is now allocated to the Traffic Engineering Interdepartmental Budget and that amount can be transferred to the Operations Budget by PTC.

Commissioner Chin noted that there may be transitional and efficiency problems and asked if these issues could be factored into the $1.4 million. Ms. Becker replied that the efficiency issue will be considered.

Commissioner Melara inquired about the effects of the transfer on personnel and staffing. Ms. Becker replied that the staffing issue is a concern and will be investigated carefully. She stated that several persons are employed by DPW to perform dual jobs and decisions will have to be made concerning placement of that staff. She further stated that new positions may have to be added to accommodate all departments. The Director remarked that negotiations will be necessary with the impacted departments.

The Director asked Ms. Becker if there would be a negative effect on State and Federal funding if PTC were to omit the Overhead Budget from their budget format. Ms. Becker replied that it would not have a negative effect and that several departments receive Federal and State reimbursements without the use of the Overhead budgeting method. Those departments use a cost allocation plan whereby funds are apportioned to whatever service or project costs are being provided. Ms. Becker suggested that PTC develop a cost allocation plan rather than an Overhead Budget plan.

The Director asked if the cost allocation plan is formula based. Ms. Becker answered that it varies within departments.

Commissioner Chin asked for information on the transfer of equipment from DPW to PTC. Ms. Becker stated that transfer of the equipment will be a part of the negotiation process that will take place over the next few months. She further stated that presently equipment is budgeted in Overhead Budget but that will not preclude PTC from budgeting for the necessary equipment. She noted that equipment cannot be purchased with work order funds.

Commissioner Chin asked if maintenance of the equipment is presently funded in DPW's Overhead Budget. Ms. Becker answered that she is uncertain but believes that DPW has an in-house capability to maintain equipment. She noted that if DPW's equipment maintenance is work ordered to another department, PTC will maintain that work order capability in its budget. If maintenance is done within DPW, PTC may need to work order DPW to maintain equipment.

* *

The Director recommended that PTC's budget have three components: 1) General Operations Budget, 2) Interdepartmental Budget and 3) Off Street Parking Fund Budget. She suggested that the functions of the Overhead Budget be omitted from the PTC budget and transferred to the other budget areas.

The Commission concurred with the Director's recommendation.

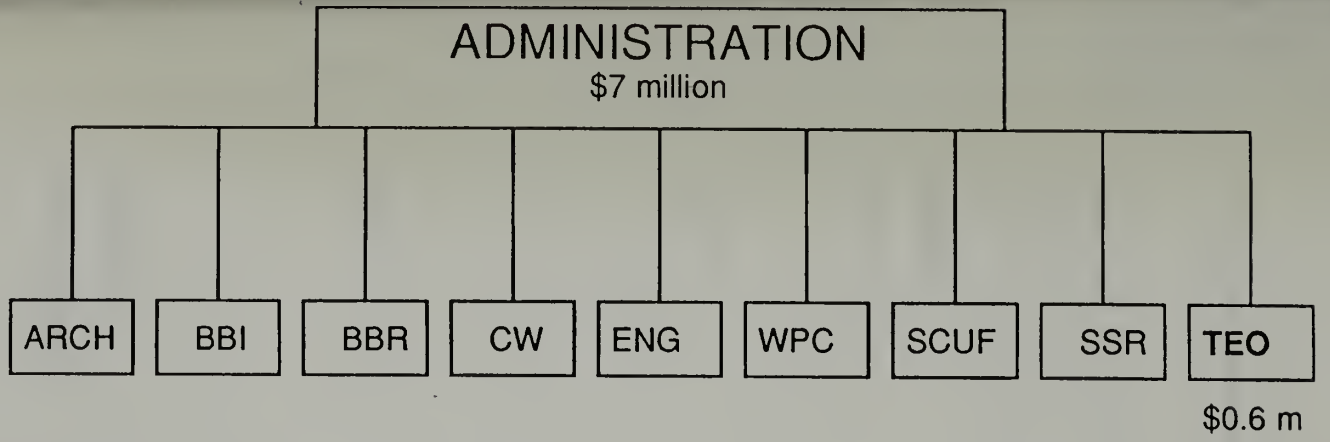
The Chairman requested that Ms. Becker appear at Commission meetings until the budget has been finalized.

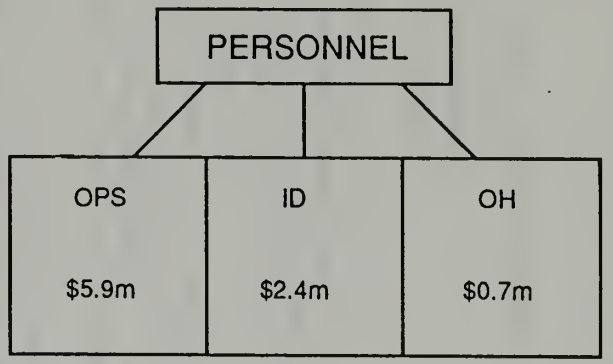
ADJOURNMENT

Thereupon the meeting was adjourned at 2:38pm

Respectfully submitted,

Rina Cutler
Director
Parking and Traffic Commission





OPS (operations budget): day-to-day operating functions
ID (interdepartmental budget): work performed for other departments/DPW bureaus; capital projects--staff charge to various fund sources
OH (overhead): support and supervision of both ID and OPS budgets

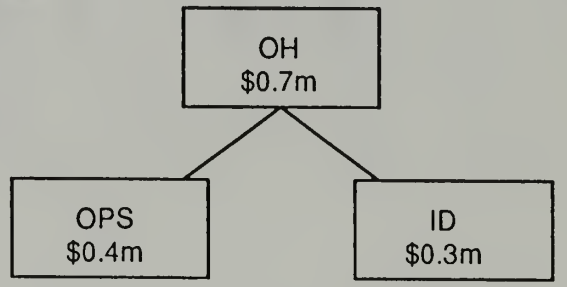


EXHIBIT "A"

OF THE CITY AND COUNTY OF SAN FRANCISCO

PARKING AND TRAFFIC COMMISSION

25 VAN NESS AVENUE, SUITE 880
SAN FRANCISCO, CALIFORNIA 94102
554-PARK

ART AGNOS, Mayor
RINA CUTLER, Executive Director

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7/25/90

MEETING REPORT

SPECIAL NEIGHBORHOOD MEETING OF THE PARKING AND TRAFFIC COMMISSION

Wednesday, July 25, 1990
7:00 p.m.
Douglass School
4235 19th Street
San Francisco, California

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PRESENT:

Commissioners: Darshan Singh, Chairman
Arnold Chin
Dick Grosboll
Sonia Melara

Staff: Rina Cutler, Executive Director, Department of Parking and Traffic
Tim Johnson, Bureau Chief
Phil Chin, Director, San Francisco Parking Authority
Norman Bray, City Traffic Engineer
Kevin Hagerty, Assistant Director, San Francisco Parking Authority
Renee Faison, Acting Commission Secretary

Guests: R.V. Pinto, Business Property Owner on Castro St.
Bob Bush, Dubose Triangle Neighborhood Association
Allan Isaacson, Dubose Triangle Resident
Winston Ashmeade, Property Owner Collingsworth St.
David Johnson, President Eureka Valley Association
David Highsmith, Business Owner/Resident of Sanchez St.
Russell Yancy, Business Onwer in Upper Market Street

EXCUSED:

Commissioner: Angelo Quaranta

The Chairman called the meeting to order at 7:20 p.m.

ROLL CALL

Roll call indicated Quorum present.

DIRECTOR'S REPORT

The Executive Director introduced the members of the Parking and Traffic Commission (PTC) and staff of the Department of Parking and Traffic (DPT). She described Proposition D that established the Department, Proposition F that enables the San Francisco Parking Authority (PA) to build garages, and the Board of Supervisors' Ordinance that permits the Department to hold neighborhood meetings. She also reported on the various programs of the Department including two programs of primary concern to neighborhoods which are the Residential Parking Program and the Enforcement Program.

COMMISSIONERS' QUESTIONS AND MATTERS

The Commission had no questions or matters to discuss.

PUBLIC COMMENT

David Johnson, President of the Eureka Valley Association, beseeched the Commission not to build a garage in the Eureka Valley neighborhood. He remarked that the neighborhood is predominately residential and, therefore, unsuitable for a garage. He indicated that there is a need for more effective utilization of the two parking facilities in operation on 18th Street and Castro Street. He stated that the garages would be more effective if enforcement was instituted. He recommended increasing the meter rates within the two facilities and providing attendants for security and enforcement. He explained that the increase in the meter rate would supplement the attendants' salary.

Mr. Johnson recommended on-street meters for Castro Street and stated that persons with commercial plates abuse the law by illegally parking.

Mr. Johnson also commented on the traffic problems in the area stating that individuals attending neighborhood nightclubs cause noise pollution and parking shortages. He noted that this situation often occurs nightly and on some occasions as late as 4 a.m.

Regarding Mr. Johnson's remarks on increasing meter rates, the Executive Director responded that meter rates within

parking facilities must correspond with rates of meters on the street. She noted that overwhelming support is needed from both the commerical businesses and merchants in order to change meter rates.

*

Russell Yancy, merchant in the Upper Market Street area and member of Council of District Merchants, addressed the Commission regarding parking problems in the area. Mr. Yancy described the severe double parking problem in the neighborhood and stressed the need for additional enforcement. He stated that the Police Department's budget cuts have caused the number of patrol officers assigned to the area to be reduced to one officer. He also noted that the Residential Parking Program is ineffective and complained about the two hour limit on parking for visiting guests of residents. Mr. Yancy suggested using the empty lot at Trinity Methodist Church as a parking facility.

Commissioner Grosboll questioned Mr. Yancy regarding the need for additional enforcement in the area. Mr. Yancy responded enforcement in the area is not consistent and needs to be increased. He noted enforcement of double parkers may have a negative effect on merchants if additional parking is not may available.

Commissioner Chin commented on both of the speakers' concerns regarding enforcement. He stated that the Department recognizes the enforcement problem and has requested approval of additional Parking Control Officers for the City. He informed the speakers that the Commission is very interested in the quality of life in San Francisco but noted that the solution to the problem will take time. He encouraged the merchants and residents to work together on parking and traffic programs such as the North Beach/Chinatown Park and Ride Program.

*

Winston Ashmeade, property owner on Collingworth Street, addressed the Commission regarding the Residential Parking Program stating his support for the program. He noted, however, that the "S" zone is too large and needs to be divided into a smaller zone. He commented on the need for additional enforcement in the area and stated that the merchants and commuters abuse the program.

Commissioner Chin inquired about Mr. Ashmeade's thoughts on the cost of the Residential Parking Program. Mr. Ashmeade replied that the present cost is low and noted he would be willing to pay twice as much.

*

Bob Bush, member of the Duboce Triangle Association and physician at Davies Hospital, addressed the Commission on the parking problems in the area. He stated that many of the garages in Upper Market area are under-utilized and stressed the need for more effective and efficient enforcement throughout the neighborhood. He discussed the difficulty of parking in the area and suggested a possible solution would be for the Hospital to build a parking lot and allow the residents to utilize the lot during evening hours. He also suggested building a lot at Church and Market noting that the lot would be close to public transit.

*

Alan Isaacson, Duboce Triangle resident, spoke before the Commission regarding the parking conditions in the Davies Hospital area. He stated that physicians with private offices are allowed to purchase one Residential Parking Sticker and nurses are placed on a waiting list. He agreed with Mr. Bush's comment that the Hospital should build a parking lot to alleviate the on-street parking problem. He remarked that the street cleaning hours prohibit overnight parking. He explained that the street cleaning time is 6 a.m. for the area adjacent to the Hospital and requested that the Commission to change the hours.

Commissioner Grosboll agreed with Mr. Isaacson's comments on the early street cleaning hour for the residential area and noted that the matter will be looked into.

*

David Highsmith, member of the Board of Directors for Merchants in the Upper Market Street area, addressed the Commission. He agreed with Mr. Bush's statement regarding the use of Church and Market Street as a location for a City parking lot. He noted that there is little parking in the evenings and suggested expanding the residential parking enforcement to 10 p.m. or later.

Commissioner Chin inquired if there is a restriction on the number of stickers a resident is entitled to in a residential

parking area. Norman Bray, City Traffic Engineer, responded that there is no limit.

Commissioner Chin recommended having 15-hour enforcement from 8 a.m. to 11 p.m. divided into two shifts for Parking Control Officers in the impacted areas.

ADJOURNMENT

Thereupon the meeting was adjourned at 9:04 p.m.

RECONVENE

SPECIAL MEETING OF THE SAN FRANCISCO PARKING AUTHORITY

The Chairman called the meeting to order at 9:05 p.m.

ROLL CALL

Roll call indicated Quorum present.

ADOPTION OF MINUTES

Minutes of the Regular Meeting of the Parking Authority held on June 19, 1990 were approved as drafted.

VOTE: Ayes - Members Chin, Grosboll, Melara and Singh.
Excused - Member Quaranta

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

Resolution No. 1141 - Consideration of a Resolution to Schedule a Public Hearing for the Purpose of Considering Adoption of a Resolution of Necessity to Acquire Through Eminent Domain Lots 23 and 25, Assessor Block 147

The Director of the Parking Authority briefed the Commission on Resolution No. 1141 which will set a Hearing of Necessity for the Parking Authority to consider acquisition of property by eminent domain. He stated that the public hearing will determine if there is a public interest and necessity for the Parking Authority to acquire the subject property. He noted that the project is planned in the manner that will be most compatible with the greatest public good and the least private injury.

On motion of Commissioner Chin, seconded by Commissioner Melara, Resolution No. 1141 was adopted as drafted and it was determined that a public hearing on the matter will be held on August 13, 1990 at 7 p.m.

VOTE: Ayes - Members Chin, Grosboll, Melara and Singh.
Excused - Member Quaranta

ADJOURNMENT

Thereupon the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Renee Faison
Acting Commission Secretary

OF THE CITY AND COUNTY OF SAN FRANCISCO

PARKING AND TRAFFIC COMMISSION

25 VAN NESS AVENUE, SUITE 880
SAN FRANCISCO, CALIFORNIA 94102
554-PARK

ART AGNOS, Mayor
RINA CUTLER, Executive Director

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11/20/90
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MEETING REPORT

REGULAR MEETING OF THE PARKING AND TRAFFIC COMMISSION
SPECIAL MEETING OF THE SAN FRANCISCO PARKING AUTHORITY

Tuesday, November 20, 1990
1:30 p.m.
City Hall, Room 282
San Francisco, California

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DEC 1 [illegible]
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PRESENT:

Commissioners: Darshan Singh, Chairman
Angelo Quaranta, Vice Chairman
Arnold Chin
Dick Grosboll

Staff: Rina Cutler, Executive Director, Department of Parking and Traffic
Phil Chin, Director, Parking Authority
Kevin Hagerty, Assistant Director, Parking Authority
Julian Hultgren, Deputy City Attorney
Renee Faison, Acting Commission Secretary

Guests: Jack Moore, P.L.A.N
Norman Rolfe, S.F. Tomorrow
Craig Coleman, Rondel Place Improvement Assoc.
Michael Music, Rondel Place Improvement Assoc.
Jeanne Lannin, Rondel Place Improvement Assoc.
Richard O. Guynn, Sutter-Stockton Garage
Lloyd Gardner, CCSF, Real Estate
Herman Zelles, Consultant
Stephen Cornell, Polk Street Merchants Association
Pat Darber, Polk Street Merchants Association
Dick Dole, Ellis-O'Farrell
David Pilpel, Transit Advocate
Enid Lim, Chinatown T.R.I.P.
Claudine Venegas, Department of Real Estate
Mohamed Haq, Echo West
Melvin K. Najarian, Attorney at Law

EXCUSED: Commissioner Sonia Melara

The Chairman called the meeting to order at 1:36 p.m.

ROLL CALL

The roll call indicated Quorum present.

ADOPTION OF MINUTES

On motion of Commissioner Chin, seconded by Commissioner Grosboll, the Minutes of the Special Mid Irving Neighborhood Meeting held on September 26, 1990 were approved as drafted.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

On motion of Commissioner Grosboll, seconded by Commissioner Singh, the Minutes of the Regular Meeting of the Parking and Traffic Commission (PTC) held on October 2, 1990 were approved as drafted.

VOTE: Ayes: Members Grosboll and Singh
Abstain: Members Chin and Quaranta
Excused: Member Melara.

On motion of Commissioner Quaranta, seconded by Commissioner Chin, the Minutes of the Special Union Street and Marina District Meeting held on October 2, 1990 were approved with the following amendments suggested by Commissioner Grosboll:

Page 3, first paragraph, second sentence should be changed to read: "He apologized for the delay in the installation of the Lombard Street Garage signs and noted that he was not optimistic that the Garage will ever be fully utilized."

Page 3, fourth paragraph, last sentence should be changed to: "Ms. Leonhardt replied that she was unaware of any incentives offered by merchants in the area."

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

COMMISSIONERS' QUESTIONS AND MATTERS

The members had no questions or matters to discuss. Commissioner Grosboll stated that many issues for which he had questions would be covered during the Director's Report and requested the opportunity to question staff thereafter. The Chairman agreed.

CITY ATTORNEY'S REPORT

The City Attorney had nothing to report.

DIRECTOR'S REPORT

The Executive Director reported to the Commission as follows:

Downtown Holiday Season Transportation Congestion Plan
In an effort to improve access to Downtown San Francisco and control traffic and parking efficiently during the Holiday Season, transportation improvements have been enacted as explained in Exhibit A.

DPT Staffing Update
There are 33 Parking Control Officer (PCO) positions vacant. Approximately 15 PCOs are hired monthly followed by a four week training period. The Department of Parking and Traffic (DPT) expects full enforcement capacity by February, 1991.

Recently hired employees include a Personnel Officer, a Transportation Planner and a Senior Administrative Analyst. Present administrative vacancies include an Analyst, an Administrative Services Director, several engineering positions, an Enforcement Director and a Boot and Tow Supervisor.

Commission Meeting Dates
The December 4, 1990, December 18, 1990 and January 15, 1991 Regular Meetings of the PTC will be held as scheduled. The January 1, 1991 Regular PTC Meeting has been cancelled and the January 23, 1991 Polk/Van Ness Neighborhood Meeting has been rescheduled for February 27, 1991.

*

Regarding staffing for the Department, Commissioner Chin inquired about the hiring of additional Planners for the Department. The Executive Director replied that the Department will seek additional Planners in next year's Budget request.

Regarding the number of PCOs expected on staff in February, 1991, Commissioner Chin asked if the number of PCOs will be sufficient to address the concerns of the citizens regarding residential parking violations. The Executive Director responded that the additional PCOs will greatly assist the Department toward its enforcement goals. She noted, however,

that the Department will still be understaffed and will find it difficult to address all of the citizen's concerns. She explained that new zones are continuing to be implemented by the Board of Supervisors and expansion of existing zones is continuing.

Commissioner Chin, with Commissioners Singh and Quaranta's concurrence, indicated his philosophical difference with the manner in which Residential Parking Programs are being implemented in the City. He explained that the Board of Supervisors vote to establish both new and expanded preferential parking zones; however, PTC is required to enforce the program. The Commissioner stated that the Commission should be given the authority to act in those areas which are clearly within their jurisdiction. He recommended the writing of a policy letter to be addressed to the Board of Supervisor indicating that the Commission would like the Residential Parking Program decisions relegated to PTC.

Commissioner Grosboll agreed that the current system is awkward, but noted that he would prefer to be briefed on the matter before a policy decision is made. He requested that the matter come before the Commission in January.

The Executive Director stated that it may be appropriate to prepare a policy statement for the Board of Supervisors during the upcoming budget process.

*

San Francisco General Hospital Parking Facility

The Executive Director reported on the issue of a parking facility for the San Francisco General Hospital. She explained that there is a new psychiatric facility planned by the Hospital and concern has been raised that the traffic impacts on the neighborhood will become far more severe. The Department has been asked by the Mayor's Office to address the issue. A recommendation will be presented to the Commission in January. Prior to that time, staff will research several issues including the relocation of MUNI which presently occupies the site. A supplemental request for toxic cleanup and an envirnomental review is being prepared.

*

Amnesty and Boot Programs

The Executive Director reported on the Amnesty Program which is being conducted by Muncipal Court at the request of the

Board of Supervisors. The Program is in effect during the month of November, 1990. Muncipal Court has indicated that the program has not been heavily utilized to date. A report will be provided to the Commission upon completion of the program.

The Boot Program bids will open November 21, 1990. The program is scheduled for implementation in January, 1991. The Department is working closely with Muncipal Court to set up the operational component of the program. Civil Service has begun the process of reviewing job specifications for 9 Booters and the project Supervisor. The boot equipment and staff will be located at the Hall of Justice.

*

Commissioner Chin inquired about the Department's success in finding a centralized location to house DPT. The Executive Director reported that the Department is continuing to seek centralized housing for the Department, but has not located a reasonably priced site thus far.

*

Interim Report on the Park and Ride Program
The Executive Director presented the Commission with a report on the Chinatown/North Beach Park and Ride Program (Exhibit B). She stated that the issue of continuation funding has arisen and the item will return to the Commission for a vote.

*

Commissioner Grosboll inquired about the issue of parking exemption for various Health Department staff. The Executive Director explained that the issue of parking exemption for Health Department staff was not brought to the Board of Supervisors and discussions were on-going with Local 790 on a pilot adminstrative program. The Director noted her opposition to parking exemptions and stated that parking should not be a negotiated matter for City departments.

*

Commissioner Grosboll requested a staff response in December on the following items that have been raised at various past Commission meetings:

The Traffic Engineering study regarding the programming of traffic signals on Marina Boulevard.

The synchronization of the Lombard Street traffic signals.

A status report on the investigation into 19th/Judah and Park Presidio issues as discussed at the Sunset meeting.

An update on the requested meters for Noriega Street.

An update on the simplification of the Department's telephone system.

An update on the transfer to DPT of hearings formerly held by the Department of Public Works related to regulations.

Assistance in changing of the 6:00 a.m. street cleaning around Duboce Hospital as discussed at the Noe Valley meeting.

Status on the revision of the Lombard Street Merchants brochure that will include reference to public transit.

Status of the Market Street Study.

An update on the timeline of the bid process of the Lombard Street Garage lease.

The Executive Director reported that Traffic Engineering study of traffic signs on Marina Boulevard will begin shortly; meters have been approved by the Board of Supervisors for Noriega Street; the Department phone system is still being worked on; Dick Evans' office will be contacted regarding the Duboce Hospital street cleaning; the Market Street Study preliminary draft is completed and will be presented to the Commission in December; and the Lombard Street Garage lease bides are due on December 11. The Director will report back to the Commission on each matter in December.

The Chairman asked for a decription of the bid process for the Garage. The Deputy Director of the Parking Authority replied that the prospective bidders submit pre-bid qualifications to the Department no later than November 27 at 5 p.m. The minimum requirements of the Department include experience operating a facility of 150 spaces and grossing a

minimum of $5,000 a month. If the minimum qualifications are met, the final bid process will proceed with the submission of bids due to the Department no later than December 11.

PUBLIC COMMENT

Enid Lim, of Chinatown TRIP, addressed the Commission regarding the Chinatown/North Beach Park & Ride Program. She reported that over the past three months, three-fourths of the ridership engendered by the Program has emanated from Chinatown. Ms. Lim stated that a portion of Chinatown that would receive a large ridership is not being utilized. The southern portion of Chinatown has many churches that cater to residents outside of the area; however, people do not use the Park & Ride Program because of the proximinty of the drop-off point. Ms. Lim suggested eliminating the Washington Square stop and changing the route to extend from Sacramento Street, to California Street, to Powell Street and loop around to Vallejo Street. She explained that the new route would not compete with the MUNI service or the Stockton Street traffic. Ms. Lim also noted that the cable cars being utilized are very expensive and recommended their discontinuance.

Ms. Lim stressed that Chinatown and North Beach are privileged to be the first areas to have the program. She stated that TRIP members would like the service to be continued and suggested that more participation by the merchants, Chambers of Commerces and organizations in the neighborhoods would increase ridership.

*

The Chairman and Commissioner Grosboll inquired about the elimination of the Washington Square route. They asked if this would exclude a large portion of the North Beach service. Ms. Lim responded that the majority of the North Beach restaurants are located south of Washington Square. She explained that a Vallejo Street stop would service those areas and noted that presently there is a stop on Green Street located one block away from Washington Square.

Commissioner Grosboll inquired if, in Ms. Lim's opinion, marketing of the program was sufficient. Ms. Lim responded that Chinatown generated an extensive amount of press; however, the Chinatown press reaches most of the Chinese reading public throughout the Bay Area. Rearding English speaking press, Ms. Lim was not aware of the comprehensiveness of the advertisement.

Commissioner Quaranta suggested having a representative from North Beach address the Commission before a decision is made on changing the routes.

The Director of the Parking Authority stated that the concerns regarding the southern portion of Chinatown are legitimate. He suggested, however, shortening the loop rather than discontinuing service at Washington Square.

Commissioner Grosboll remarked that additional marketing is needed in the North Beach area. He stated that 51 busineses in North Beach are authorized to validate; however, only 28 businesses have participated. He noted that the southern portion of Chinatown was not a part of the original plan, but stated that he would support the concept of service in that area if statistics indicate a need.

Commissioner Grosboll inquired about the source of funding for extending the program. The Executive Director replied that the funds would have to be sought as a Supplemental Appropriation from the Off-Street Fund. She stated that additional funds would also need to be requested for marketing and the staff would require a memorandum of understanding between the Department and merchants regarding marketing.

Commissioner Grosboll remarked that, in his opinion, six months is not a sufficient amount of time to judge the Park & Ride Program. He noted that the program has had enormous interest from outside neighborhoods and stated his support for continuing the Program.

Commissioner Chin concurred with Commissioner Grosboll. He stated that the elimination of the cable cars might add the necessary funding for the extension of the program. He asked staff to look into the matter. He spoke of the advantages of chambers of commerces and government entities working in concert with each other. He noted that the program took 12 years to reach fruition and expressed his approval of the program. He suggested that in the future, a non-profit entity in the Chinatown or North Beach assume this function.

The Chairman inquired about the cost of the cable car buses versus the shuttle buses. The Director of the Parking Authority responded that the cable cars cost $70.00 per hour whereas the shuttle buses cost $37.00 per hour. The Chairman added that cable cars will not be practical during rainy days.

*

Michael Music, Rondel Place Improvement Association, spoke to the Commission regarding the 16th and Hoff Parking Garage (located between Hoff and Rondel on 16th Street). The Garage is adjacent to and partly underneath a semi-subsidized housing project managed by the Mission Housing Development Corporation. Mr. Music reported that the Garage was opened in 1986 and has received complaints against it from residents in the area since 1987. He described the Garage as severely undesirable and explained situations of people sleeping in abandoned vehicles, having sex, doing drugs and fighting in the Garage. He stated that residents, including children, in the area are exposed to this daily. He also noted that PCOs and the cleaning crews are afraid to go into the Garage because of harassment by undesireable people who loiter in the Garage.

Mr. Music stated that a list of the following demands came out of a recent meeting between the Rondel Place Improvement Association representatives and the 16th Street Merchants Association:

assignment of a security guard to be on duty from 6:30 p.m. to 2:30 p.m.;

assignment of a cleaning crew to work between the hours of 1:30 p.m. and 2:30 p.m. when the guard is on duty;

close the Garage between 2:30 a.m. and 6:30 a.m.;

close the Rondel Place side of the Garage permanently and install a chain link fence to prevent access;

staff the Hoff Street side of the Garage during the hours that the Garage is opened;

keep the Garage clean;

ensure that lights are replaced in a timely manner;

paint the exterior of the Garage white to enhance the lighting.

Mr. Music beseeched the Commission to address these concerns immediately.

*

The Assistant Director of the Parking Authority stated that a security guard has been assigned to the Garage and an estimate is being prepared for the chain link fence. DPT is

also working with the Department of Public Works to improve lighting in the facility.

Commissioner Chin remarked that security for the Garage has been a concern of the Commission for some time. He asked for an explanation of the delay in employing a guard. The Director of the Parking Authority stated that the Department was working with a nonprofit corporation, Horizons Unlimited, in an attempt to secure employment of a guard. However, several delays have occurred including the change of directorship at the nonprofit organization. Eventually the Department secured a contract with the Department of Social Services for a security guard.

*

Craig Coleman, Co-Chairman of the Rondel Place Neighborhood Improvement Association, addressed the Commission concerning the condition of the 16th and Hoff Garage. He described situations in which people have been raped and assaulted as a result of the conditions within the Garage. He stated that the Garage is used as a garbage dump, lights are not replaced, there are homeless individuals living in the Garage, open space of the Garage is used as a toilet and drug abuse occurs in the Garage. In addition, Mr. Coleman stated that he has spoken to two PCOs who have refused to enter the Garage to cite vehicles during daylight hours because of the Garage's condition. He beseeched the Commission to address these issues immediately.

*

The Executive Director indicated that she has not heard any complaints from the PCO's on this issue.

Commissioner Chin suggested closing the facility until a decision has been made on long range plans. Mr. Coleman agreed with the Commissioners suggestion, but noted that the closed garage might become a haven for undesirables.

*

Jeanne Lannin, a neighbor of the Rondel area, addressed the Commission. She reported that people are having sex in the 16th and Hoff Garage. Ms. Lannin will not let her granddaughter in the area after 6 p.m. She stated that children living in the attached housing to the Garage can witness sex acts from their windows. She requested immediate attention to the matter.

*

The Executive Director indicated that the situation at the Garage is unacceptable to her and the Commission and indicated she has approved security plans. She also directed staff to look at the issue of whether the cleaning contractor was fulfilling contractual obligations, and requested more on-site staff visits to the facility.

David Pilpel, transit advocate, addressed the Commission on several matters:

He echoed the sentiments of the speakers concerning the condition of the 16th and Hoff Garage.

Speaking for the Crestlake Property Association, he requested the replacement of the temporary barrier located at Crestlake and Sloat Boulevard with a permanent structure. The temporary structure has been in place for five years.

He stated that the ISCOTT Committee agendas are often mailed too late for response and requested that the agendas be mailed a few days before the meeting.

He requested that the DPT Traffic Hearing notices be posted in front of the meeting room a few days before the scheduled meeting.

He requested a copy of the Market Street Study report when available.

He suggested that planning staff be added to the Department well in advance of the 1991-92 budget process to assist the Department.

He suggested the Department request additional PCOs in the next budget process.

He reported that the MTC is preparing transportation control measures in response to the Federal and State Clean Air Act. MTC may adopt the measures that will result in parking charges and other programs to reduce transportation demands. He suggested that the DPT take a leadership role and correspond with MTC regarding the measures.

He congratulated the Acting Commission Secretary on the quality of the Minutes stating that they are detailed and thorough.

*

Norman Rolfe, of San Francisco Tomorrow, inquired about the dates and locations of the DPT Public Hearings. The Executive Director stated that the DPT Public Hearings are held each Friday at 10:00 a.m. in room 282 of City Hall.

*

John Frielander, San Francisco citizen, provided the Executive Director with a statement that could be used in publications concerning the Boot Program.

ADJOURNMENT

Thereupon the meeting was adjourned at 3:30 p.m.

RECONVENE

SPECIAL MEETING OF THE SAN FRANCISCO PARKING AUTHORITY

ROLL CALL

The roll call indicated Quorum present.

ADOPTION OF MINUTES

On motion of Commissioner Grosboll, seconded by Commissioner Chin, the Minutes of the Special Meeting of the San Francisco Parking Authority held on July 25, 1990 were approved as drafted.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

On motion of Commissioner Grosboll, seconded by Commissioner Quaranta, the Minutes of the Special Meeting of the San Francisco Parking Authority held on August 7, 1990 were approved as drafted.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

On motion of Commissioner Grosboll, seconded by Commissioner Chin, the Minutes of the Special Meeting of the San Francisco Parking Authority held on September 4, 1990 were approved as drafted.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

On motion of Commissioner Grosboll, seconded by Commissioner Chin, the Minutes of the Special Hearing of the San Francisco Parking Authority held on August 13, 1990 were approved as drafted.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

Resolution No. 90-1147 Recommending that the Board of Supervisors Approve a Commercial Lease with Dynasty Express Corporation, (General Rent-A-Car) Parcel 1, on the North Pedestrian Mall of the Moscone Center Garage

Lloyd Gardner, of the Department of Real Estate, presented a lease profile. Mr. Gardner reported that there has been a lack of interest in bidding on Parcels 1 and 2 of the Garage. The Department of Real Estate requested and received permission from the Board of Supervisors to negotiate directly with interested parties for use of the spaces. The final determination would be subject to Board of Supervisors approval. The Department of Real Estate advises that the market for rental property in the vicinity of Moscone Center Garage is unchanged since 1986 and if bids for leasing of Parcel 1 were invited, it is unlikely that satisfactory bids would be recieved. DPT staff has recommended that the Board of Supervisors approve the proposed lease with Dynasty Express Corporation. There will be free rent the first 60 days of the lease while leasee provides all necessary tenant improvements and establishes a business identity in location.

*

Commissioner Chin commented on the loss of revenue during the 60-day free rent period.

Commissioner Grosboll recommended having a 120-day notice as a standard for lease renewal periods.

On motion of Commissioner Quaranta, seconded by Commissioner Chin, Resolution 90-1148 was approved as drafted.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

*

Resolution No. 90-1148 Rejecting Bids Received on October 17, 1990 for Construction of the Polk-Bush Garage and Authorizing the Parking Authority Staff to Re-Bid Work

The Deputy Director of the Parking Authority briefed the Commission on the Resolution. He explained that on October 17, 1990 the Department received five bids from contractors for construction of the Polk-Bush Garage. The bids were significantly over the original project construction budget of $3,500,000. The PA, under the terms listed on the bid document, has the right to reject all bids. DPT staff recommended rejecting all bids received, working with the project architect to make appropriate changes, and re-bidding the project

Gordon Chong, the architect of the project, addressed the Commission regarding the bids and alternatives. Mr. Chong introduced Peter Morris, a construction cost estimator, who assisted Mr. Chong on cost estimates for both the Polk-Bush Garage and the Lombard Garage. He explained that the bidding climate and micro-climate is investigated in order to determine the cost of a project. The last estimates were given six months prior to the bidding process. During that time, the economy has changed thereby causing a variance in the bidding process.

*

Commissioner Chin inquired about Mr. Morris' cost estimate on the Lombard Street Garage. The Assistant Director of the Parking Authority stated that Mr. Morris estimated the cost within a few thousand dollars.

Commissioner Chin inquired about the possibility for a drastic changing climate if the project was re-bidded. Mr. Morris stated that the climate is improving but the length of the bidding period is six weeks and the climate could change within that period of time. He pointed out that bidding is a gamble but, in his opinion, the climate is unlikely to have as many bad conditions occuring in the near future.

*

Gordon Chong reported to the Commission on the following alternatives for potential cost reductions that could be achieved by altering the quality of the design or schedule:

1. Reduction of construction period from 14 months to 12 months.

2. Removal of basement top slab and fill.

3. Substitution of Gunit.

4. Elimination of Double mest dryvit.

5. Elimination of 2nd floor topping slab.

6. Removal of interior connecting stair. Access elevators at mid levels by walking on ramp.

7. Reconfiguaration of miscellaneous metal. Eliminates guardrails between columns.

8. Elimination of store fronts as base bid.

9. Re-evaluate graphic package.

*

Commissioner Grosboll asked if any of the listed items were a cause for safety concerns. Mr. Chong noted numbers 6 and 7.

*

Mr. Chong presented a list of alternative options as follows:

1.a. Eliminate all 9 items
b. Eliminate selected items
2. Major programmatical change - eliminate basement use (loss of 26 parking spaces)
3. Combination of 1b and 2
4. Accept existing low bid

*

Melvin Najarian, representative for the lowest bidder (Echo West), addressed the Commission. He spoke in favor of his clients bid noting that the amount is approximately $400,000 above the estimated amount of the project. He pointed out that it would cost the Department additional funds to re-bid the project. He stated that his client has built similar

structures and is qualified to build the Polk-Bush Garage. He ensured that his client could complete the project in 12 months.

*

The City Attorney noted that this contract is not one which is negotiated. The Department has the option to accept or reject the bids received.

Norman Rolfe, of S.F. Tomorrow, urged the Commission to reject all bids for construction of the Polk-Bush Garage and to reconsider the question of whether the Garage should be built. Mr. Rolfe reported to the Commission as indicated in the attached letter Exhibit C. He pointed out that the Sierra Club and the Nob Hill Neighborhood Association opposes the Garage.

*

Pat Dardin, President of the Polk Street Merchants Association, beseeched the Commission to move quickly to build the garage at Polk-Bush. She stated that the garage will revitalize the neighborhood that is deteriorating.

Stephen Cornell, Vice President of the Polk Street Merchants Association and President of Council of District Merchants, urged the Commission to move quickly on the project. He stated that the merchants of the area are frustrated with the length of time it has taken to the project.

Commissioner Grosboll remarked that the Commission has an obligation to review the project thoroughly and commented that he would like the item continued for the December meeting to allow time for review.

Commissioner Chin remarked that he would like to see the original bid package and dollar figures for each of the nine items Mr. Chong listed. He noted that parking is an accute problem in the area.

On motion of Commissioner Grosboll, seconded by Commissioner Quaranta, Resolution No. 90-1148 was continued until the December 4, 1990 meeting.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

Resolution No. 90-1149 Authorizing the City of San Francisco, Ellis-O'Farrell parking Corporation, to Expend $565,000 to Hire an Architectural Firm to Perform Design/Engineering Services for the Ellis-O'Farrell Garage Expansion

The Assistant Director of the Parking Authority briefed the Commission on the Resolution. He indicated that it has been determined that the Garage is in need of seismic retrofit work. There is also a need to increase the number of transient parking stalls to better serve the patrons of the Garage.

Dick Dole, representative of the Ellis-O'Farrell Parking Corporation, provided the Commission with a fact sheet and information on the expansion/retrofit of the project (Exhibit D).

Commissioner Grosboll noted that the Commission has not approved the expansion of the Garage and questioned if it is appropriate to approve an architectual firm prior to approving the expansion. Mr. Dole explained that the Garage would not survive another earthquake and explained the need for the retrofiting. The Executive Director stated that staff supports the Resolution and noted that this is only one expansion project which has been on the drawing board for approximately 10 years. She believes this is an inordinate amount of time and that a decision should be made one way or the other. She also stated it was her intention to bring these long-standing issues to a close before the end of the fiscal year.

Commissioner Chin commented on the lack of ethnic miniority representation on the Board. Russell Keil, Jr., Chairman of the Garage's Expansion Committee, stated that the Board is actively seeking new members. He pointed out that a woman has recently been appointed to the Board. Commissioner Chin recommended that the Board seek a more active role in including minority representatives.

Commissioner Chin requested that the staff provide him with a list of members of each of the City parking corporations.

On motion of Commissioner Quaranta, seconded by Commission Chin, Resolution No. 90-1149 was approved as drafted.

VOTE: Ayes: Members Chin, Grosboll, Quaranta and Singh
Excused: Member Melara

*

The meeting recessed at 5:4 p.m. Commissioner Grosboll was excused at 5:45 p.m. The meeting reconvened at 5:47 p.m.

*

Resolution No. 90-1150 Approving Expenditures of an Amount Not To Exceed $282,500 for the Renovation of the Stockton Street and Sutter Street Pedestrian Malls at the Sutter-Stockton Garage

Paul Newman, representative for the Sutter-Stockton Garage, gave brief the Commission on the refurbishing project.

Commissioner Chin requested that Lines 20 to 22 of the Resolution be amended to read: "The Uptown Parking Corporation will comply with the City's policy on MBE/WBE."

On motion of Commissioner Chin, seconded by Commissioner Quaranta, Resolution No. 90-115 was approved as amended.

VOTE: Ayes: Members Chin, Quaranta and Singh
Excused: Members Grosboll and Melara

Resolution No. 90-1151 Consenting to Subleasing of a Portion of St. Mary's Square Parking Garage and Approving the Fifth Amendment of St. Mary's Square Garage Lease

The Assistant Director of the Parking Authority described the Resolution stating that the Metropolitan Parking Corporation has requested permission to sublease a portion of the premises of the St. Mary's Square Garage to SCV Holdings Corportion to be used for drop-off and pick-up of laundry and dry cleaning. If approved, it will be necessary to amend the master lease.

On motion of Commissioner Chin, seconded by Commissioner Quaranta, Resolution No. 90-1151 was approved as drafted.

VOTE: Ayes: Members Chin, Quaranta and Singh
Excused: Members Grosboll and Melara

ADJOURNMENT

Thereupon the meeting was ajourned at 5:55 p.m.

Respectfully submitted,

Renee Faison

Renee Faison
Acting Commission Secretary

City and County of San Francisco

DEPARTMENT OF PARKING AND TRAFFIC

ART AGNOS, Mayor
RINA CUTLER, Executive Director

FOR IMMEDIATE RELEASE: MONDAY, NOVEMBER 19, 1990

CONTACT: JERRY ROBBINS, MARYELLEN HORGAN (415) 554-9811

DOWNTOWN HOLIDAY SEASON TRANSPORTATION IMPROVEMENTS

City officials, Bay Area transit operators and downtown merchants are teaming up to improve access to downtown San Francisco during the upcoming Holiday shopping season. Key programs include improved traffic and parking control within the downtown, easier access to downtown parking garages, increased ferry service, prohibitions on downtown street construction, and historic trolley car service on Market Street on Friday, November 23, the traditional kick-off date for the Holiday shopping season.

Traffic and Parking Control

Parking and Traffic Control Officers will be deployed at numerous downtown intersections to prevent traffic delays caused by double-parkers, intersection blockers and jaywalking pedestrians. Parking and Traffic Control Officers now operate under the City's new Department of Parking and Traffic, which began operation on July 1 of this year.

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Transit Improvements

MUNI will provide historic trolley car service on Market Street on the day after Thanksgiving (Friday, November 23). Antique cars will operate between the Transbay Terminal at First and Mission Streets and Market and Eleventh Streets. For Muni information, call 673-MUNI.

GOLDEN GATE TRANSIT will provide free shuttle bus service between the Ferry Building and Union Square beginning November 23. Golden Gate Transit ferry riders also receive a free transfer to MUNI upon request. For Golden Gate Transit information, call 453-2100.

THE RED AND WHITE FLEET will increase the number of Midday ferry runs between Oakland, Alameda and the Ferry Building in San Francisco during the Holiday season. Ferry riders receive a free transfer to Muni routes serving the Ferry Building, including the Muni Metro subway and the historic trolley cars on Market Street. The Red and White Fleet also provides ferry service from Vallejo, Sausalito and Tiburon to San Francisco; for information, call 546-2815.

BART will provide direct service between Richmond and San Francisco and between Fremont and San Francisco on all Sundays throughout the Holiday season, beginning on November 25. BART

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also encourages weekday shoppers to take advantage of special Midday parking spaces within BART parking lots which are reserved for drivers who arrive at the stations after 10 A.M. BART advises Midday riders that parking space is almost always available at the Coliseum, Fremont, South Hayward, Richmond and San Leandro stations. For BART information, call 465-BART.

The City, through the Department of Parking and Traffic, is also providing a free, validated park and ride service between the Golden Gateway Garage (Washington and Battery Streets) and Chinatown and North Beach. Free validation for parking is provided by participating North Beach and Chinatown merchants. Park and Ride operates on Thursdays 6 P.M. - Midnight, Fridays 6 P.M. - 2 A.M., Saturdays 10 A.M. - 2 A.M. and Sundays from 10 A.M. - 10 P.M. For additional information, contact the Department of Parking and Traffic at 554-9811.

Garage Access

City-owned parking garages within Downtown San Francisco provide low short-term parking rates to serve Downtown shoppers (attached please find a street map and guide to Downtown parking garages). For example, parkers at the Sutter-Stockton Garage pay 75 cents for one hour of parking, and $4.50 for four hours. A list of City-owned Downtown parking garages along with their rates and access streets is enclosed.

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Access to the Ellis-O'Farrell Garage has recently been improved to allow access from Ellis street, allowing drivers to avoid congestion on O'Farrell Street. Drivers destined for the Sutter-Stockton Garage can avoid congestion on Sutter Street by using the Bush Street entrance to the Garage.

Street Construction Prohibition

The City will prohibit all non-emergency street work Downtown between November 23 and January 1. All utility and street work which would require lane closures must wait until the New Year.

Freight Delivery Restrictions

Downtown merchants and truckers are urged to minimize freight deliveries during peak shopping periods. Merchants are encouraged to schedule deliveries for early morning or evening times to the full extent possible during this busy season.

Traffic Advisories

In an effort to prevent traffic congestion, drivers are reminded not to enter congested intersections unless they are able to exit them on the other side. Violators of this California Vehicle Code regulation are subject to a $50 fine.

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Downtown pedestrians are encouraged to obey pedestrian WALK/DON'T WALK signals. Pedestrians who start to cross the street after the flashing DON'T WALK signal has started can cause congestion by preventing turning vehicles from getting through the intersection. Traffic Control Officers will also direct pedestrian traffic at key intersections during the Holiday season in order to prevent these delays.

Drivers destined for Chinatown, Fisherman's Wharf, or North Beach are urged to follow the special colorful icon signs to these neighborhoods; the signs were installed after the October earthquake.

Transit Telephone Information Numbers

Muni - 673-MUNI
BART - 465-BART
Golden Gate Transit - 453-2100
Red and White Fleet - 546-2815
SamTrans - 871-2200
CalTrain - (800) 558-8661
AC Transit - 839-2882

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DOWNTOWN CITY-OWNED PARKING GARAGES

GARAGE	SPACES	ACCESS FROM	RATES		
			1 Hr.	4 Hrs.	7+ hrs.
Civic Center	840	McAllister St.	$0.75	$4.00	$07.00
Ellis-O'Farrell	760	Ellis Street O'Farrell St.	0.75	4.50	13.50
Fifth & Mission	1,782	Fifth Street Mission St.	0.75	4.00	9.00
Golden Gateway	1,112	Washington St.	1.00	6.50	15.50
Moscone Center	732	Third Street	0.75	4.00	9.00
Portsmouth Square	504	Kearny Street	0.75	5.75	12.50
St. Mary's Square	828	California St. Kearny Street	3.50	14.50	14.50
Sutter-Stockton	1,865	Bush Street Sutter Street	0.75	4.50	13.50
Union Square	1,008	Geary Street	2.00	8.25	14.00
Vallejo Street	163	Vallejo St.	.75	4.75	11.00

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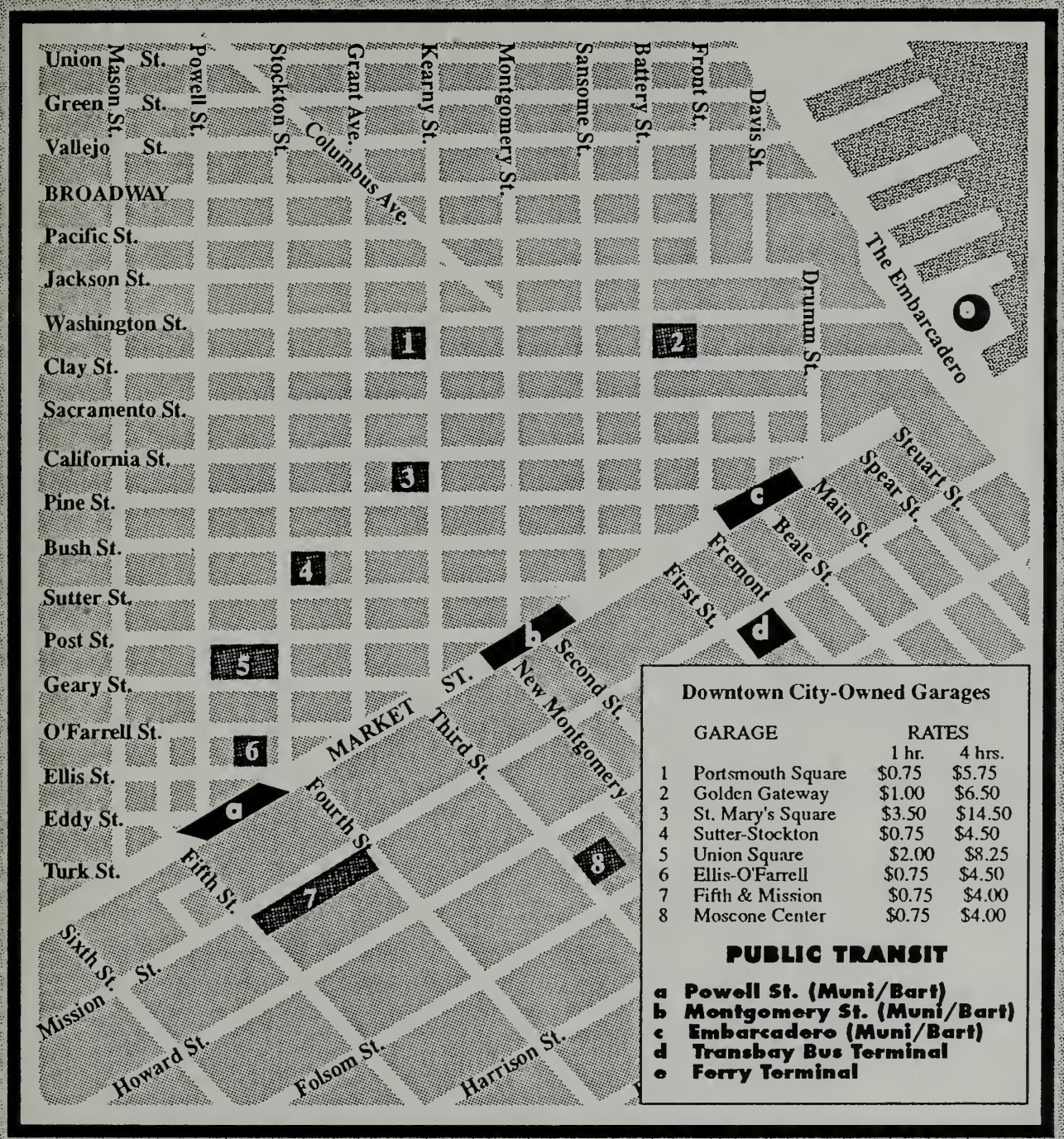
Downtown Parking Guide



Downtown City-Owned Garages

	GARAGE	RATES 1 hr.	4 hrs.
1	Portsmouth Square	$0.75	$5.75
2	Golden Gateway	$1.00	$6.50
3	St. Mary's Square	$3.50	$14.50
4	Sutter-Stockton	$0.75	$4.50
5	Union Square	$2.00	$8.25
6	Ellis-O'Farrell	$0.75	$4.50
7	Fifth & Mission	$0.75	$4.00
8	Moscone Center	$0.75	$4.00

PUBLIC TRANSIT

a Powell St. (Muni/Bart)
b Montgomery St. (Muni/Bart)
c Embarcadero (Muni/Bart)
d Transbay Bus Terminal
e Ferry Terminal

Mid-Term Review

Park and Ride Demonstration Program

October 31, 1990

Phil Chin
Maryellen Horgan

Department of Parking
and Traffic

EXHIBIT "B"

I. Background

This report is a mid-term review and analysis of the Park and Ride Demonstration Program. It covers of the program from July 20, 1990 through October 7, 1990 the mid-way point of the 6 month demonstration period. All figures cited, unless otherwise noted, will be for this review period.

The review and analysis will focus on the ridership, the use of vehicle modes, the hours of operation, the use of validated free parking and public information and marketing of the program.

In response to trends which have developed in the first three months of service, options for future service adjustment are suggested, to be instituted during the remainder of the demonstration program or considered as part of a long term program.

II. Ridership

Park and Ride operates on Thursday evenings from 6:00 p.m. to 12:00 midnight, Friday evenings from 6:00 p.m. to 2:00 a.m., Saturdays from 10:00 a.m. to 2:00 a.m. and on Sundays from 10:00 a.m. to 10:00 p.m. From the onset, ridership was most popular during the day hours of Saturday and Sunday as reflected by the following:

RIDERSHIP

	# of Passenger Trips	%
Saturday/Sundays 10:00 a.m. - 6:00 p.m.	4,936	82.0%
Thursday/Friday/Saturday/Sunday Evenings	898	14.9%
Thursday/Friday/Saturday After 10:00 p.m.	188	3.1%
Total	6,022	100. %

These preliminary findings indicate that Saturday and Sunday day service should be viewed as the core or base service. Clearly this period is the most cost efficient in terms of ridership vs. vehicle hours and is the period where demand is greatest. Service during this period breaks down to about $2.88 per ride as compared to a review period average of $11.35 per ride.

By comparison, ridership after 6:00 p.m. on all days of service only accounts for 1,086 passenger trips which is about 18% of the total 6,022. Vehicle service hours after 6:00 p.m. totals 44 hours each week or about 58% of the total service hours.

Ridership after 10:00 p.m. is even lighter, totaling only 188 passenger trips for a 3.1% of total ridership. Vehicle service hours for this time period accounted for about 21% of the total for each week.

Ridership seems to have increased dramatically early in the program hitting a peak of 669 during the weekend of August 2, 1990 (weekends for the purposes of this report begins on a Thursday and ends on a Sunday). It then decreased very gradually, and dropped to a low during the weekend of August 30, before rebounding on September 6. It dropped again September 13 and has fluctuated since that time.

It is important to note that problems with passenger counts were also greatest during the early periods of the demonstration. In some cases, drivers were unfamiliar with the recording forms and recorded ridership that was substantially higher than the actual.

The fact that ridership has generally declined after the initial peak raises some interesting questions, especially in light of the fact that validations do not follow the same trend.

While a number of factors have been raised, none seems significant enough to singularly cause this trend. In combination, however, these factors should be noted.

A. **Initial Interest and Novelty** - The program was started with substantial interest among the merchant community in the North Beach and Chinatown. The various news stories and recruitment efforts of the respective Chambers of Commerce clearly succeeded in raising awareness of and interest in the program, at least initially.

B. **Problems with Program Design** - The routing of the shuttle attempted to serve two commercial districts, but has been criticized by some Chinatown merchants and patrons for not adequately serving the southerly portion of Chinatown. There is credence to this criticism since the closest stop to Chinatown is at Kearny and Jackson and 12 of the 16 businesses with highest validations are north of Jackson Street.

C. Weakness in Supervision and Monitoring - City, contractor, and community staff spent considerable time and energy monitoring the program in its infancy on to ensure that it got off on the right track. It appears to have done very well initially because of the commitment of substantial energies but once the program seemed established, staff time and energy was focused on other issues. The substantial amounts of time and energy provided by the Chinese Chamber of Commerce also declined when it seemed the program was on its way. To expect a constant level of monitoring from the Chinese Chamber would have been unreasonable, however, since all of its efforts were undertaken without city resources.

D. Problems with Quality of Service - There were complaints that indicated a need for better supervision of the drivers, particularly the Cable Cars. Complaints included drivers not making some scheduled trips, missing intending passengers, and, in one case, traveling off route. Merchants also contributed to diminishing confidence in the program by not instructing staff use of the validation stamps or misplacing and even losing the stamps. These errors destroy confidence in the reliability of the service or program and tends to discourage continued utility. The ability of the contractor to maintain a strict standard of service and for merchants to remain interested may be crucial to the program rebounding from the down turn.

III. Use of Vehicle Modes

Head to head comparison was provided in the service scheduled after 6:00 p.m. Thursday, Friday and Saturday nights.

	Cable Car Ridership	Van Ridership
Thursday/Friday/Saturday Nights after 6:00 p.m.	506 or 46.4%	580 or 53.4%

The program was designed specifically to compare two modes of transportation, a more conventional shuttle bus van, and a motorized cable car.

Even though Cable Car's provided much greater capacity (almost double that of vans) and were potentially more appealing and attractive, they failed to draw more ridership than the more conventional vans. When cost is considered, the cable cars do not appear to justify their $70.00 per hour rate.

The vans at $37.00 per hour are a much more cost efficient mode of transportation.

Only on nine of the 2,100 trips did passenger numbers exceed 20 as reported through tally sheets compiled by both van and cable car drivers. On no occasion did ridership exceed 20 on a cable car.

IV. Hours of Operation

As indicated earlier, the program provided 76 hours of vehicle service each weekend. This 76 hours of service was fitted into 42 hours of service when the Golden Gateway Garage (GGG) provided validated free parking. These hours coincide with the shuttle service.

As with ridership, use of the Golden Gateway Garage was heaviest during the Saturday and Sundays between 10:00 a.m. and 6:00 p.m..

GARAGE ENTRIES
(Total of review period)

Saturdays/Sundays 10:00 a.m. - 6:00 p.m.	89.5%
All Other Program Times	10.5%

Evening Hours	#'s
Thursday/Friday/Saturday after 6:00 p.m.	45
Thursday/Friday/Saturday after 8:00 p.m.	16
Thursday/Friday/Saturday after 10:00 p.m.	05

Those figures reinforce the findings from the shuttle service component of the program that the peak demand period is on Saturdays and Sundays between the hours of 10:00 a.m. and 6:00 p.m. As with the operation of the Shuttle service, garage operation is not cost efficient when usage is so low during Thursday and Friday nights, and even possibly Saturday nights.

Garage operation under this program costs $45.87 per hour. When only 5 vehicles have used this program after 10:00 p.m. the City is paying an exorbitant amount to subsidize free parking.

V. Use of Validation

The following figures reflect the actual parking stub received at Golden Gateway Garage during Park and Ride hours which were validated by a participating merchant.

VALIDATIONS

	Program	Chinatown	%	North Beach	%
Confirmed Validations	1,300	1,259	97%	41	3%
Illegible or Forgot to Validates	351	342	97% est.	9	3% est.
Total	1,651	1,601	97%	50	3%

NUMBER OF VALIDATIONS

	HIGH	LOW	MEAN
CHINATOWN	66	0	5.03
NORTHBEACH	3	0	0.80

Validations unlike ridership peaked on the weekend of September 6, a full five weeks after ridership peaked. In addition, the last weekend of the review period showed 138 validations, which was just slightly above the mean of 137.6 validations.

The highest number of validations was 66, which was recorded by the VIP Coffee and Cake Shop on 671 Broadway, within one block of the Columbus and Broadway stop. The lowest number of validations were 0 recorded by 69 of the 301 participating businesses. The mean was 5.5 validations or 4.3 confirmed validations per business.

All of the top validating businesses were "Chinatown" businesses in that they were issued a Chinatown stamp and participated in whatever marketing efforts organized by the Chinese Chamber of Commerce. One of those, the Chinatown Resource Center which is located at 1525 Grant Avenue, is clearly in North Beach.

There were sixteen businesses with more than 20 validations. As mentioned above, they were all located in "Chinatown". There were five businesses that topped the North Beach group and they all had 3 validations each.

In all, 301 businesses signed up for the program. Of these 250 or 83% were signed up through the Chinese Chamber of Commerce. The remaining 51, or 17% were signed up through the North Beach Chamber of Commerce. The aggressive outreach of these two organizations, and especially the efforts of Ms. Rose Pak were fundamental to successful and full participation.

Of the Chinatown businesses, 209 or 83.6% actually validated one or more tickets and 41 of them had no validations at all. In North Beach, 23 or 45.1% businesses validated one or more tickets and 28 of them had no validations at all.

These figures clearly show greater receptivity to, and utilization of the program in Chinatown then in North Beach. In addition, as was pointed out in the section on Ridership, Chinatown businesses in the northern part of the district benefitted more from the program then businesses further south.

VI. Marketing and Public Information

The marketing of Park and Ride was deemed critical to the program's success by all parties involved in the planning and implementation process. Originally $10,000.00 of the overall program budget of $150,000.00 was identified strictly for marketing purposes. Program brochures and identifying posters distributed at no cost to participating merchants, specially designed logos for both the vans and cable car, kick-off event materials, and personalized stamps for validation consumed the initial $10,000.00 allocated for marketing purposes. In September, in partial response to merchants who questioned the financial commitment to marketing, an additional $5,000.00 was identified and utilized for a reprint of the brochure with minor changes. The original brochure was criticized for what some perceived to be lack of identification of the Golden Gateway Garage. Apparently, while the Golden Gateway Garage has been so named since its construction, residents and visitors alike often refer to it by its association to the Alcoa Building as the Alcoa Building Garage.

With these additional resources, we purchased air time from Traffic Central, a traffic report service which supplies traffic information to over 20 radio stations in the Greater Bay Area.

Several area newspapers and magazines published articles on the Park and Ride program. While a few were voiced concern regarding various program components, nonetheless the articles generated useful public information and public support for the Park and Ride program. Articles appeared in the following newspapers: San Francisco Examiner; San Francisco Examiner, Tom Calandra's Column; California AAA Magazine; North Beach Now Newspaper; San Francisco Independent and Sunset Magazine.

In conclusion, criticism from local merchants regarding the Marketing and Public information for Park and Ride seem to be illogically based given the overall funding for the program. With a budget of only $150,000, the commitment of $15,000 which totals 10% of the overall program budget for marketing purposes would seem more than sufficient. While Park and Ride could have benefitted by an endless amount of monies allocated for marketing, this was not an option. In addition, the pledge of participating merchants to supplement all marketing efforts by the Department of Parking and Traffic never fully materialized.

VII. Recommendations

Continue the program until the end of the demonstration period, with the following changes should be considered:

1. Eliminate cable car service on all nights.

2. Explore the application of Cable Car service savings (18 hours each week) for additional service for Saturday and Sunday afternoons.

3. Close garage and terminate shuttle by 12 midnight on all evenings and by 8 p.m. on Sundays.

4. Explore continuation and funding options with North Beach and Chinatown merchants. Current pilot program is scheduled to end January 20, 1991.

5. Develop staffing capacity within the Parking and Traffic Department to evaluate and coordinate city-wide alternative transportation services.

SAN FRANCISCO
Tomorrow
An Urban Environmental Organization

November 20, 1990

Parking Authority
25 Van Ness Ave., Suite 880
San Francisco, CA 94102

subj.: Polk-Bush Garage

Dear Commissioners:

San Francisco Tomorrow urges you to not only reject all bids for the construction of the Polk-Bush Garage, but to reconsider the question of whether it should be built at all.

You are all familiar with the Lombard St. situation. At the time it was proposed, I studied the parking situation in that area and questioed whether the demand for it was really there. I also studied the parking situation in the Polk-Bush area. The prognosis for this garage is even worse than that for the Lombard St. Garage. See attachment A, copied from Neighborhood Parking Plan, 1986-1990, Volume One, page 11. Note the low percentages for off-street and total occupancies for the subject districts.

Your attention is also respectfully directed to Attachment B, especially highlighted and Appendix B of this attachment. These give you some very interesting demographic information about this area and the results of a survey of existing parking lots and garages in the area. These and the above-referanced Neighborhood Parking Plan raise serious doubts as to the wisdom of constructing this garage.

Please also refer to Attacments C and D. These should lay to rest claims by garage advocates that they will eliminate illegal parking.

And finally, please refer to Attachment E. This is a copy of the exact wording of Proposition F of November 1987 as it appeared in the Voters' Pamphlet. Note that it does not really require this garage to be built - it calls for garages in "one or more" of the named areas, not all of them.

San Francisco Tomorrow urges that, before even thinking about rebidding this project, you give it far more thought than it has received up to now. The inadviseability of it will become apparent to more people and the City can start thinking of better uses for this land (e.g. - housing).

Very truly yours

Norman Rolfe

Norman Rolfe, Co-Chair
Transportation Committee

54 Mint Street, Suite 400 San Francisco, California 94103-1815 (415) 566-7050

EXHIBIT "C"

RECYCLED PAPER

ATTACHMENT A

TABLE 1.3

Saturday Occupancies by District

	Percent Overall Occupancy	Percent On-Street Occupancy	Percent Off-Street Occupancy[1]
*Broadway [2]	80.8	122.6	76.1
California - Laurel Village	85.8	95.2	81.6
*California - 4th to 8th Ave.	106.1	106.1	N/A
*Castro	106.2	111.4	112.2
*Chinatown	108.2	121.6	93.8
*Inner Clement [3]	95.5	99.8	100.0
*Outer Clement	105.0	111.7	33.3
*Chestnut	99.0	118.5	98.2
*Divisadero[4]	48.9	97.4	26.1
*Fisherman's Wharf	93.3	113.3	91.4
*Geary	90.8	104.4	66.5
*Haight	82.1	102.2	41.1
*Hayes-Gough [5]	33.9	91.9	12.3
Outer Irving	84.8	91.5	92.0
*Lombard	93.2	122.1	35.4
*Marina-Union	99.2	115.8	78.0
West Portal	99.0	98.2	81.8
*Upper Fillmore	102.8	109.0	N/A
Inner Mission	91.8	94.2	54.5
Mid Mission	93.8	98.0	100.0
Outer Mission	68.0	74.5	N/A
*North Beach [2]	87.0	114.3	83.3
Ocean [6]	61.4	72.6	N/A
*Polk	89.6	105.5	72.2
*Sacramento	104.7	104.7	N/A
*Valencia	99.4	111.1	54.5
*Van Ness	83.2	107.4	50.9
*24th St.-Mission	95.4	101.3	105.0
*24th St.-Noe Valley	98.3	110.0	93.7
*Inner Sunset	93.1	106.7	95.8
*Upper Market	92.1	105.5	N/A
*Mid Irving	100.3	103.2	N/A

Note: Asterisk indicates districts selected for detailed study.

1 Includes off-street facilities available to the general public only; patron-only and/or employee-only lots are not included.

2 The peak demand period for Broadway and North Beach was found to be Friday evening. For Broadway, overall occupancy increases to 86.9 percent, on-street occupancy increases to 127.6 percent, and off-street occupancy decreases to 71.3 percent. For North Beach, Friday night overall occupancy is 101.0 percent on-street occupancy is 147.0 percent, and off-street occupancy is 80.0 percent.

3 Occupancy figures for Inner Clement remain relatively constant for Friday evening: overall occupancy is 95.9 percent, on-street occupancy is 99.2 percent, and off-street occupancy is 89.3 percent.

ATTACHMENT B

SAN FRANCISCO TOMORROW

AN URBAN ENVIRONMENTAL ORGANIZATION

April 26, 1985

City Planning Commission
450 McAllister St.
San Francisco, CA 94102

subj.: Polk-Bush Garage
85.571ER

Dear Commissioners:

San Francisco Tomorrow feels that a full EIR must be done on this proposed garage. To say that it will have no significant impact on the environment is a mockery of the process. This EIR must include a full evaluation of the existing situation, including a complete survey of existing parking resources in the area. It must include an alternatives analysis, including all technically feasible sites in the area, and an analysis of the no-build alternative.

This garage is proposed to be located at an already busy intersection. Both streets have heavy vehicular and pedestrian traffic. A key Muni crosstown line operates on Polk Street. It would be hard to pick a worse spot to put a 132 car parking garage. Cars are sure to queue up to get into it. The queue would probably extend into the intersection of Bush and Polk Streets. It would probably tie up the buses on Polk Street. It would effectively remove one lane from Bush Street. Since Polk Street is only one lane northbound, it may block all northbound traffic on it. It would probably block pedestrians trying to cross Bush Street. A seven story concrete blockhouse would certainly be out of place at that intersection.

Who would be using it? It would not serve the neighborhood residents. Most of them walk to their shopping. Most of them don't own automobiles. Here are some 1980 census figures on automobile ownership in the surrounding area. A map is attached (Appendix A) so you can identify the census tracts.

Census Tract	% of Households With No Vehicle	Vehicles per Household
120*	85.1	0.15
111	73.2	0.31
119	71.3	0.32
121	85.8	0.14
122	87.7	0.14
123	91.5	0.10
151	62.4	0.47

* proposed garage is in this census tract

(continued)

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This proposed garage definitely would not be a neighborhood shopping garage. What it would be is a garage serving what some people wish to make into a regional shopping and entertainment center. Is it worth disrupting the neighborhood for this? This is a policy decision that can only be made after a full EIR is completed and certified.

A real alternatives analysis must be made. The surrounding area abounds in parking resources. Please refer to Appendix B. This shows the results of some inspections I made. Note that a garage 1½ blocks away from this site is planning to go out of business the end of April for lack of patronage. Note the large amount of monthly parking. There is a serious question whether this should be encouraged, or even allowed. Should t these be converted to short term parking? Doing so would probably more than fill the alleged need for more shoppers' parking in this area.

In addition, there is the former Safeway at Bush and Larkin Sts., currentl under-utilized, and the former telephone company garage at Bush and Larkin Sts., currently not used at all. All these alternatives must be fully explored and fully analyzed. A really complete study must be made of parking facilities within four blocks (at least) of this site: their capacity, current usages, potential for conversion to to short term parking, potential for expanded public use, etc.

Automobile caused problems have a supply side and a demand side. Efforts to solve them from the demand side will always fail. They will exacerbate the problem. You will never be able to solve these problems if you keep hyping demand; if you keep encouraging people to use their automobiles more and more. They must be solved from the demand side. Demand must be controlled to fit the available supply. Demand must be controlled so the streets of our city will not be overloaded. There is only so much space on our streets. The main reason for traffic jams is that there are too many automobiles for the street space availabl for them. Inviting more people to drive by providing more parking will cause more traffic jams.

How much demand would this garage generate? How much additional traffic would it cause? Would it cause saturation of surrounding streets? Would it foul up transit? Would it cause gridlock? An EIR must be made to answer those questions.

There may be conflicts between transit and automobiles. These conflicts must be resolved in favor of transit. These considerations must be examined in an EIR.

In a way the garage pushers of today remind me of the freeway pushers of a few years ago. They told us that freeways would eliminate traffic jams. Some of us knew better and fought those freeways; they were not built. Now we are being told that parking garages would eliminate traffic jams. Would they? Make an EIR and find out.

We hope you can now see that the negative declaration must be rejected and a full EIR made for this proposed project.

Very truly yours

Norman Rolfe

Norman Rolfe, Chair
Transportation Committee

1980 CENSUS TRACTS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

APPENDIX B

Location	capacity	observations -	Remarks
Bush & Polk SW cor.	35	Sa 2/2/85 2:42pm 7 empty, Sa 3/23/85 9:00pm 2 empty Th 3/21/85 2:38pm 4 empty Tu 4/9/85 3:51pm 12 empty F 4/19/85 9:39 pm 15 empty	
Bush bet Polk & Larkin city-owned	40	Sa 2/2/85 2:37pm 0 empty Sa 3/23/85 8:35pm 0 empty Th 3/21/85 2:36pm 6 empty Tu 4/9/85 3:45pm 11 empty F 4/19/85 9:37pm 0 empty	
Post bet. Van Ness & Polk	250-300	See remarks Sa 3/23/85 9:15pm 60 cars in (190-240 empty) Tu 4/9/85 4:12pm "about 1/2 full" = 40± hourly, 100± monthly = 110-160 empty F 4/19/85 9:55pm 50-100 empty	Mgr. estimates 70-80% full d 40% nites, about 1/2 hour 1/2 hourly parking.
California bet Polk & Van Ness	75 nite 50 day	Sa 3/23/85 8:40pm. 25 empty F 4/19/85 25 empty Tu 4/9/85 3:37pm 25 empty	Valet parking nites, self-park day
Bush bet Van Ness & Franklin	75	Sa 3/23/85 9:40pm. 55 empty F 4/19/85 9:44pm 63 empty Tu 4/9/85 4:00 pm. 50-55 empty	closing end of April - Not enoug business, overhead too high.
Sutter bet. Van Ness & Franklin	? (probably in hundreds)	See remarks	Never fills up days. Seldom at night - "only if there's a good movie."
Hemlock bet Polk & Larkin	50	Monthly only, Most type people who work in area a few who live in area	
Van Ness bet Calif & Pine (Holiday Inn)	300	Sa 2/2/85 2:22pm 25 empty Sa 3/23/85 9:00±pm "full - Guests only" Tu 4/9/85 3:33pm. 200 empty F 4/19/85 9:23pm " " " "	
Van Ness bet Calif & Pine (Great Western Savings)	22	Sa 2/2/85 2:15pm 4 empty Tu 4/9/85 3:30pm 4 empty Th 3/21/85 2:50pm 13 empty F 4/19/85 9:26pm 2 empty	cars parked in lot after S&L closed
Pine bet Van Ness & Polk	60	Sa 2/2/85 2:28pm 10 empty Sa 3/23/85 8:50 pm. "full" Th 3/21/85 2:44pm 4 empty Tu 4/9/85 3:48pm "full" F 4/19/85 9:29 pm "full"	about 1/2 monthly, 1/2 hourly

ATTACHMENT C

SAN FRANCISCO TOMORROW

AN URBAN ENVIRONMENTAL ORGANIZATION

April 16, 1985

Supervisor Harry G. Britt
Supervisor Richard Hongisto
Supervisor Willie B. Kennedy
Supervisor Quentin L. Kopp
Supervisor Bill Maher
Supervisor John L. Molinari
Supervisor Wendy Nelder
Supervisor Louise H. Renne
Supervisor Carol Ruth Silver
Supervisor Nancy G. Walker
Supervisor Doris Ward

subj.: Parking Revenue
File 124-85-3

Dear Supervisor:

San Francisco Tomorrow opposes the earmarking of revenues from parking meters and existing garages for the purpose of building more parking garages. San Francisco Tomorrow feels it would be better to put these revenues into the General Fund. Any proposed parking garages should be fully reviewed on their own merits on a case by case basis and compete for general fund money with other projects so that priorities may be more dispassionately examined. Creating such a trust fund will build up pressure to build a parking garage whether it is needed or not. It could easily lead to a self-perpetuating empire that would be out of control - a Robert Moses type of thing.

Two major causes of traffic jams on neighborhood shopping streets are double-parked trucks and double-parked cars. Double-parked trucks will be with us regardless of what happens to this legislation. So will double-parked cars. Those cars are double-parked because their drivers are running in to a store, laundry, or whatever for "just a minute". They are double-parked because their drivers won't walk any distance at all from a parking place to the store. Providing infinite amounts of parking in a garage a block or two away won't have the slightest effect on this.

Statements that traffic jams are caused by autos circling the block looking for a place to park are ludicrous. The aforementioned double-parkers don't circle at all. Many others will look for a cheap, preferably free, on-street parking space before they will pull into a garage or lot. They probably won't find an on-street space because so many of them have been taken up by merchants who park in them all day and feed the meter. This is borne out by Department of City Planning studies.

These garages will cause more traffic on the streets and more traffic jams because they will draw more cars to the neighborhood and these cars will queue up on the street to get into the garage.

-continued-

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Automobile-caused problems have a supply side and a demand side. Efforts to solve them from the supply side will always fail. They will exacerbate the problem. You will never be able to solve these problems if you keep hyping demand; if you keep encouraging people to use their automobiles more and more. They must be solved from the demand side. Demand must be controlled to fit the available supply. Demand must be controlled so the streets of our city are not overloaded. There is only so much space on our streets. The main reason for traffic jams is that there are too many automobiles for the street space available for them. Inviting more people to drive by providing more parking will cause more traffic jams. There may be conflicts between transit and automobiles. These conflicts must be resolved in favor of transit. The actions proposed by this legislation may bring about saturation of our streets and may foul up transit.

Another really bizarre aspect of this latest campaign to put more parking in San Francisco is that it started with the parking scofflaw rebellion of 2½ years ago. Then, scofflaws who had run up staggering amounts in unpaid parking tickets were nailed by a change in state law that required them to pay up or lose their cars. They launched a campaign to change city laws that was feverishly hyped by the media. They circulated petitions to put their childish proposals on the ballot. They failed to get enough signatures. (A footnote to this: a survey made by a then supervisor showed more people did <u>not</u> think parking fines were too high than did). Their campaign failed, or so reasonable people thought. But Shakespeare was right. The evil men do does indeed live on long after them. They brought garage pushers put of the woodwork, and made selfishness and chidishness fashionable again.

In summary, this proposal should be rejected because it is misdirected, it will aggravate the problem, and it sets a bad precedent. The present law earmarking parking meter revenues in a similar fashion should be repealed for the same reasons.

Very truly yours

Norman Rolfe

Norman Rolfe, Chair
Transportation Committee

ATTACHMENT D

SAN FRANCISCO TOMORROW

AN URBAN ENVIRONMENTAL ORGANIZATION

April 22, 1985

Supervisor Harry G. Britt
Supervisor Richard Hongisto
Supervisor Willie B. Kennedy
Supervisor Quentin L. Kopp
Supervisor Bill Maher
Supervisor John L. Molinari
Supervisor Wendy Nelder
Supervisor Louise H. Renne
Supervisor Carol Ruth Silver
Supervisor Nancy G. Walker
Supervisor Doris Ward

subj.: Parking Revenue
File 124-85-3

Dear Supervisor:

This is a P.S. to my letter of April 16, 1985 on this subject.

In the second paragraph of that letter I stated that, contrary to the claims of its proponents, this legislation will do nothing for the double parking problem. On Wednesday April 17, 1985 at approximately 2:40 pm I chacked out Chestnut Street from Fillmore to Scott Streets, a major neighborhood shopping area. There were three double-parked trucks, three double-parked cars, and one car parked in a bus zone. At this time there were three empty metered spaces on Chestnut Street, and the City-owned parking structure on Pierce St., ½ block from Chestnut, virtually in the center of the shopping area, had 60 empty spaces. Q.E.D.

At the April 18 meeting of the Traffic and Transportation Committee, the testimony in support of this legislation was almost entirely from merchants. By and large they testified that the proposed parking garages were not for the residents of the immediate areas, but so they could draw regional shopping. Think about the implications of that. Non-merchants testifying on this legislation were against it 3-1.

At this meeting, I pointed out that in at least one shopping area there was probably as much, if not more space taken up by monthly parking as by hourly parking. Practically none of this monthly parking is used by residents of the area. I suggested that the merchants use public transportation to get to and from work, and make those spaces available for hourly parking for their customers, thus sparing the City the expense of building more parking. One responded that he wouldn't ride home with people he didn't know. This is detestable snobbishness.

The City has no business subsidizing snobs. That statement alone is sufficient reason to question the wisdom of this legislation, and table it pending further investigation.

Very truly yours,
Norman Rolfe, Chair, Transportation Committee

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ATTACHMENT E

RESOLUTION AUTHORIZING PROPOSITION F

RESOLUTION OF THE BOARD OF SUPERVISORS SUBMITTING TO THE QUALIFIED ELECTORS OF THE CITY AND COUNTY OF SAN FRANCISCO A PROPOSITION AUTHORIZING FINANCING OF THE ACQUISITION, CONSTRUCTION AND COMPLETION OF PARKING LOTS OR GARAGES SERVING ONE OR MORE OF THE FOLLOWING AREAS: INNER RICHMOND, CHINATOWN, NORTH BEACH/BROADWAY, OUTER CLEMENT, UPPER FILLMORE, CASTRO/UPPER MARKET, 24TH STREET/NOE VALLEY AND POLK STREET/VAN NESS AVENUE (GEARY TO VALLEJO STREETS); AND AUTHORIZING LEASES WITH THE SAN FRANCISCO PARKING AUTHORITY.

RESOLVED, That the Board of Supervisors acting pursuant to Charter Section 7.309 hereby submits to the electorate of the City and County of San Francisco the following proposition:

Shall the City finance the acquisition, construction and completion of parking lots or garages to serve one or more of the following areas: Inner Richmond, Chinatown, North Beach /Broadway, Outer Clement, Upper Fillmore, Castro/Upper Market, 24th Street/ Noe Valley and Polk Street/Van Ness Avenue (Geary to Vallejo Streets) using leases with the San Francisco Parking Authority, the lease payments to be made from the General Fund which is to be reimbursed from the Off-Street Parking Fund?

Polls open at 7 a.m. and close at 8 p.m.

If possible, please vote in the middle of the day.

63/3

Arguments printed on this page are the opinion of the authors and have not been checked for accuracy by any official agency.

ELLIS-O'FARRELL GARAGE

Fact Sheet 11/20/90

Constructed 1957 - constructed by private parties

Non-Profit Corp. 1965 - garage acquired by E/O corp. and gifted to City subject to 50 yr. lease

Lease Expiration 2015

Capacity 912 - semi-attendant park. 105 single spaces, 687 tandem and 120 aisle parking

Ellis side - 213
O'Farrell side - 699

Size 7 parking levels + roof; 5 + roof from O/Farrell (each level includes mezzanine). 2 levels from Ellis. (Total 234,704 s.f.)

Commercial Space O'Farrell St./Arcade - 6,498 sf
Ellis St. - 5,693 sf

Expansion Spaces 326 (single and tandem park)
376 (incl. isles) - added capacity on 2 1/2 new parking levels; 79,845 s.f.

Demand Transient parkers fiscal year ended April 30

1974 - 373,230	1979 - 447,539	1984 - 694,100	1989 - 829,465
1975 - 399,077	1980 - 446,054	1985 - 781,619	1990 - 800,322
1976 - 437,983	1981 - 470,414	1986 - 791,931	
1977 - 434,443	1982 - 544,685	1987 - 832,657	
1978 - 437,887	1983 - 636,776	1988 - 862,574	

Project Cost/Financing

Construction Cost	$6,064,000	
Construction Contingency	305,000	
Design Contingency	553,000	
Sub-total		$6,922,000
Architectural/Engineering	565,000	
Inspection/Testing	100,000	
Costs of Issuance	200,000	
Reserve Fund	651,000	
Interest-Const. (12 mos.)	548,000	
Underwriting Discount (2%)	137,000	
Sub-total		$2,201,000
TOTAL PROJECT COST		$9,123,000
LESS:		
Contribution Surplus Fund	$2,200,000	
Interest During Const(6.5%)	373,000	
Sub-total		$2,573,000
ESTIMATED BOND ISSUANCE		**$6,550,000**

Bond Feasibility

Annual Debt Service (8% - 24 years)	622,000
Est. Annual Income (1993)	938,126
Est. Annual Income (2012)	1,826,219
Debt Coverage (1993-2012)	1.51-2.94

*Income Assumption - 25% Rate Increase on Completion of Construction:

hr.	1990 Rates	1993 W/Rate Increase	hr.	1990 Rates	1993 W/Rate Increase
1	.75	.95	5	7.50	9.40
2	1.25	1.55	6	10.50	13.15
3	2.50	3.15	7	13.50	16.85
4	4.50	5.65	24	16.00	20.00
			6pm (nite)	2.50	3.15

EXHIBIT "D"

Project History	1982-1984 -	Preliminary engineering studies (Tudor Engineering) feasibility of expansion and/or conversion to self-park. Expansion feasible; conversion to self park not feasible.
	June 1984 -	Park. Author. re-affirms support for expansion, proposal requested.
	Aug. 1984 -	Corp. and Park. Auth. approve $50,000 for design study including seismic analysis incident to expansion recommendations. Degenkolb Engineers employed.
	Dec. 1984 -	Degenkolb recommends 2 1/2 floor addition, increase 326 spaces.
	June 1985 -	Pflueger Architects employed to supervise seismic solution recommendations. Cross-bracing recommended.
	Jan. 1986 -	Pflueger architects employed to prepare schematic design.
	Feb. 1986 -	EIP employed to provide environmental services.
	Mar. 1986 -	Environmental Evaluation Application filed. Coordinating agencies: Dept. of City Planning/Dept. of Public Works/MUNI/Transportation Policy Group
	1986 - 1989 -	Traffic circulation studies mandated by above agencies.
	1988 -	Ellis street parking converted from attendant park to semi-self park.
	Oct. 1989 -	Earthquake with garage damage.
	Jan. 1990 -	Planning recommends Neg. Dec. hearing contemporaneous with 309 C-3 dist. and open space (sec. 138) compliance hearings.
	Jan. 1990 -	Financial Feasibility Study of proposed expansion prepared by Barton-Aschman Associates.
	June 1990 -	Corporation enters into negotiations with Whisler-Patri to become project architect for proposed expansion.
	Nov. 1990 -	Preliminary Negative Declaration issued (11-1-90)

Project Expenditures.

1985 - 1990

Design and Schematic Studies.....	$77,196
Environmental Studies.....	84,309
Planning Mandated Architectural..	45,999
Permits.....	21,000
	$223,504

Board Members

•Russell D. Keil, President (Keil Properties)
•J. Vance Huckins, Vice President (Beverly Plaza Hotel)
•John J. Egan (Macy's)
•Lloyd Pflueger (Worldwide Travel - formerly Director Downtown Asso.)
•Carl Livingston (Retired Livingston's: feature writer S.F. Business Week)
•Russell D. Keil, Jr. (Keil Properties)
•Mark Brunner (Cendel - Real Estate, Business Opportunities)
•Eric Walter (Retail merchandising, formerly Liberty House)
•James C. Flood (Banking/Flood Building)
•Rebecca Schulz (Manager F.A.O. Schwartz)

PRESENTATION AGENDA

ELLIS-O'FARRELL GARAGE EXPANSION/RETROFIT

(November 20, 1990)

Introduction

Purpose:

Authorization to proceed with architectural plans for the expansion/retrofit of Ellis-O'Farrell Garage

Whisler-Patri prime contractor

Contract authorization - $565,000

In Attendance:

Ellis-O'Farrell Parking Corporation
- Russell Keil Jr. (Chairman Expansion Committee)
- Richard Dole (Counsel)

Whisler-Patri
- Piero Patri (Principal)
- Dana Merker (Senior Associate/Project Coordinator)
- Marie Zeller (Senior Associate/Planning Coordinator)

Herman Zelles (Financial Consultant to E/O)

Project Review:

Fact Sheet Summary (11/20/90)

Russell D. Keil Jr.

Board of Directors - Ellis-O'Farrell Corporation

Whisler-Patri

Project Overview
Status of Environmental Review
Status of Planning Approval
Minority Enterprises Participation

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ank M. Jordan
Mayor

PARKING AND TRAFFIC COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE, SUITE 880
SAN FRANCISCO, CALIFORNIA 94102
554-9800

John L. Molinari
President

Frederick E. Jordan
Vice President

Steve Heminger
Betty Louie
Manuel A. Rosales

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MEETING REPORT

SPECIAL MEETINGS OF THE PARKING AND TRAFFIC COMMISSION AND SAN FRANCISCO PARKING AUTHORITY

Tuesday, September 29, 1992
4:00 p.m.
City Hall, Room 282
San Francisco, California 94102

PRESENT:

Commissioners: John L. Molinari, President
Frederick E. Jordan, Vice President
Steve Heminger
Betty Louie
Manuel A. Rosales

Staff: John E. Newlin, Executive Director
Tim Johnson, Bureau Chief
Kevin Hagerty, Director of the San Francisco Parking Authority
Larry Wayte, Deputy City Attorney
Renee Faison, Commission Secretary

The Commission President called the meeting to order at 4:00 p.m. and welcomed the new Executive Director, John E. Newlin.

COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Heminger reported that $8 million in Federal funds has been awarded to the Metropolitan Transportation Commission (MTC) for traffic signal replacement projects. He encouraged staff to apply for funding. The Bureau Chief reported that $1.2 million has been set aside by MTC for San Francisco County and indicated that the Department is in the process of applying for funding for the replacement of antiquated traffic signals.

*

Commissioner Heminger reported on a recent newspaper article which indicated that the Mayor has requested an accounting of City-owned vehicles from each department. He requested that the

Commission be provided with a copy of the Department's report. The Executive Director assured the Commissioner that the Department is in compliance with City regulations for use of City vehicles and indicated that a complete accounting would be made available at the October 6, 1992 Commission meeting.

*

The Vice President inquired about the Department's involvement in construction which is being conducted on street tracks at 19th Avenue near Stonestown Shopping Center. The Bureau Chief reported that the Department is reviewing construction plans proposed by Municipal Railway to ensure traffic engineering implications have been addressed.

*

The Vice President requested that he be kept informed of the examination and interview process conducted for the Assistant Supervisors of Parking Enforcement (A104) positions within the Department. The Executive Director acknowledged the Commissioner's request.

*

Commissioner Rosales requested a briefing on Greyline Tour Bus Company's use of space at Union Square. The Executive Director reported on the matter noting that Departmental staff is currently investigating the status of the Greyline Tour Bus lease for space at the Downtown location.

*

The President provided the Executive Director with correspondence from the Mayor's Office regarding three tour bus parking matters. He requested that the Director respond to the inquiry and provide the members with a photocopy of the response. The Executive Director acknowledged the request.

*

The President reported that a constituent had contacted him regarding a citation received from a Municipal Railway inspector for parking in a flag stop zone. He requested that staff notify Municipal Railway and inform the inspectors that parking in a flag stop zone is not a citable offense.

*

The President reported on recent correspondence received from a patron of the Sutter-Stockton Garage regarding the possible misuse of parking space at the Garage. The patron indicated that

20 spaces were removed from public service for private use by the Garage operator and noted that 20 spaces had been reserved for handicapped parking. The President requested that the Director of the Parking Authority respond to the letter and provide Commission members with a photocopy of the response.

NEW BUSINESS

Resolution No. 92-101 Requesting and Approving Assignment of John E. Newlin to Position of Executive Director of the Department of Parking and Traffic

The President requested that the language of the Resolution be changed to reflect that Mr. Newlin is on assignment at the Department of Parking and Traffic from the San Francisco Police Department. The members agreed with the President and the Deputy City Attorney suggested the following:

- The title of the Resolution be changed to read: "Resolution Acknowledging the Assignment by the San Francisco Police Department of John E. Newlin to the Department of Parking and Traffic, and Authorizing John E. Newlin to Act as the Director of the Department of Parking and Traffic"

- The second and third clauses of the Resolution be combined.

- A new third clause be added to read: "Whereas, the Commission acted unanimously to advise Mayor Frank Jordan that it had selected John E. Newlin as its candidate for the position of Director of the Department; and "

- The final clauses be changed to read: "Whereas, Mr. Newlin is currently a Captain in the San Francisco Police Department, and the Police Department agreed to assign Mr. Newlin to the Department; therefore, be it

  Resolved, that the Commission acknowledges the appointment of Mr. Newlin by the Police Department to the Department of Parking and Traffic, and authorizes Mr. Newlin to act as the Director of the Department."

Commissioner Rosales moved to approve the amendments to the Resolution. Commissioner Heminger seconded the motion.

VOTE: AYES - Members Heminger, Jordan, Louie, Molinari and Rosales
NOES - None

Commissioner Rosales moved to approve Resolution No. 92-101. The motion was seconded by Commissioner Heminger.

VOTE: AYES - Members Heminger, Jordan, Louie, Molinari and Rosales
NOES - None

Resolution No. 92-100 Urging the Judges of the Municipal Court of San Francisco to Raise the Late Penalty for Parking Citations

The President - requested that the wording in the Resolution be changed to read "...Judges of the Municipal Court for the City and County of San Francisco."

On motion of Commissioner Jordan, seconded by Commissioner Rosales, Resolution No. 92-100 was adopted as amended.

VOTE: AYES - Members Heminger, Jordan, Louie, Molinari and Rosales
NOES - None

Commissioner Jordan was excused from the meeting at 4:31 p.m.

PUBLIC COMMENT

Tom Carnes, representing the Committee on Access and Transportation of the California Counsel of the Blind and the MUNI Accessibility Advisory Committee, addressed the members requesting that the scope of the traffic be expanded to include pedestrian traffic.

Mr. Carnes reported on the hazards which are caused by vehicles parked on sidewalks. He requested that the Commission establish a policy whereby the Parking Control Officers enforce Section 22500(f) of the California Vehicle Code -- prohibition against parking on sidewalks. He opined that the current system of reporting illegally parked vehicles on sidewalks is "snitch-on-your-neighbor enforcement."

He requested that the Department prohibit A-frame signs which are placed in the middle of sidewalks by merchants. He noted that the signs pose a hazard to blind persons.

The President thanked Mr. Carnes for his remarks. He noted that the Commission does not have jurisdiction over the placement of

A-frames but indicated that attempts are being made to eliminate vehicles parked on sidewalks.

ADJOURNMENT

Thereupon the meeting adjourned at 4:50 p.m.

Respectfully submitted,

PARKING AND TRAFFIC COMMISSION

Renee Faison
Commission Secretary

PARKING AND TRAFFIC COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

Frank M. Jordan
Mayor

25 VAN NESS AVENUE, SUITE 880
SAN FRANCISCO, CALIFORNIA 94102
554-9800

John L. Molinari
President

Frederick E. Jordan
Vice President

Steve Heminger
Betty Louie
Manuel A. Rosales

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Agenda

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Addendum

THE ATTACHED ACCESSIBLE MEETING POLICY OF THE PARKING AND TRAFFIC COMMISSION WAS INADVERTENTLY OMITTED FROM THE MAILING OF THE NOTICE OF THE JANUARY 5, 1993 MEETING OF THE PARKING AND TRAFFIC COMMISSION WHICH WILL BE HELD IN ROOM 282 OF CITY HALL BEGINNING AT 4:00 P.M.

PARKING AND TRAFFIC COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

rank M. Jordan
Mayor

25 VAN NESS AVENUE, SUITE 880
SAN FRANCISCO, CALIFORNIA 94102
554-9800

John L. Molinari
President

Frederick E. Jordan
Vice President

Steve Heminger
Betty Louie
Manuel A. Rosales

ACCESSIBLE MEETING POLICY OF THE PARKING AND TRAFFIC COMMISSION

The following Accessible Meeting Policy applies to each Parking and Traffic Commission Meeting to ensure the participation of the disabled public:

1. American sign language interpreters will be available at the Commission meetings upon request. Please contact Renee Faison, the Commission Secretary, at 554-9800, at least 72 hours prior to meeting. Late requests will be honored if possible.

2. A sound enhancement system will be available at the Commission meetings upon request. Please contact Renee Faison, at least 72 hours prior to the meeting. Late requests will be honored if possible.

3. Minutes of the meeting are available in alternative formats. If you require the use of a reader during the meeting, please contact Renee Faison, at least 72 hours in advance of need. Late requests will be honored if possible.

4. To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

5. The meeting will be held at Room 282, City Hall. The closest accessible BART station is the Civic Center BART Station. Accessible MUNI lines serving this location are Market Street/Civic Center and Market Street/Van Ness Avenue. For information about MUNI accessible services call 923-6142.

6. There is accessible parking available at the Civic Center Garage which is located at 355 McAllister Street.

7. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at the Commission meeting.

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1/21/93

rank M. Jordan
Mayor

PARKING AND TRAFFIC COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE, SUITE 880
SAN FRANCISCO, CALIFORNIA 94102
554-9800

John L. Molinari
President

Frederick E. Jordan
Vice President

Steve Heminger
Betty Louie
Manuel A. Rosales

MEETING REPORT

SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION AND SAN FRANCISCO PARKING AUTHORITY

Tuesday, January 21, 1993
4:00 p.m.
City Hall, Room 282
San Francisco, California 94102

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PRESENT:

Commissioners: John L. Molinari, President
Frederick E. Jordan, Vice President
Steve Heminger
Betty Louie
Manuel Rosales

Staff: John E. Newlin, Executive Director
Tim Johnson, Bureau Chief for Parking
Bond Yee, Bureau Chief for Traffic
Kevin Hagerty, Director of Off-Street Parking
Alice Villagomez, Personnel Director
Kathryn Hile, Finance and Budget Director
Larry Wayte, Deputy City Attorney
Renee Faison, Commission Secretary

The President of the Commission called the meeting to order at 4:10 p.m.

The roll call indicated Quorum present. The Vice President entered the meeting at 4:15 p.m. Commissioner Rosales entered the meeting at 4:20 p.m.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director briefed the members on a request he received from a representative of the State Department regarding an extended consideration to foreign Consulates for Residential Permit Parking Permits.

COMMISSIONERS' QUESTIONS AND MATTERS

The President questioned the Bureau Chief for Traffic regarding driveway signs. The Bureau Chief stated that locations have been identified for signs which indicate "Driveways Strongly Enforced". Installation of the signs is forthcoming.

There were no further questions.

NEW BUSINESS

Resolution No. 102-93-PTC Approving the 1993-94 Budget of the Department of Parking and Traffic Not to Exceed the Target Baseline of $27,811,386 and Authorizing the Director of Budget and Finance to Make Necessary Adjustments to the Budget with the Approval of President of the Commission

Resolution No. 103-93-PTC Authorizing the Department of Parking and Traffic to Submit to the Mayor's Office a Proposal to Transfer the Function of the School Crossing Guard Program and the Funds Necessary to Operate the Program from the Police Department to the Department of Parking and Traffic

Resolution No. 104-93-PTC Approving a Fiscal Year 1993-94 Budget Change Proposal in the Amount of $500,000 to Allow the Department of Parking and Traffic to be Included in the Lease/Purchase Proposal for a Citywide 800MHz Radio Communication System

The President of the Commission commented on the composition of the budget. He stated the analytical structure of Parking and Traffic Commission budget is superior to any budget reviewed by him while serving as a member of the Board of Supervisors for seventeen years and complimented staff on the clarity of the document. The Budget and Finance Director thanked the Commissioner and acknowledged staff for their input in the document.

The Budget and Finance Director briefed the members on the baseline budget and explained how the baseline was established.

She discussed the three Resolutions before the Commission. She stated that a separate resolution was prepared for the School Guard Crossing Program because negotiations with the Police Department are pending and she noted that the Resolution for the lease/purchase of the radio system was presented as a budget change proposal which can be included in the baseline budget if approved by the Mayor and the Board of Supervisors.

The budget was reviewed by program with the Budget and Finance Director providing a briefing followed by a question and answer period between staff and the Commission members.

Below are some of the key issues addressed by the members:

- The Vice President of the Commission requested that the 1993-94 budget include a Departmental organizational chart.

- The President warned that the proposed budget would likely be cut by the Mayor and Board of Supervisors. He cited the request for six computers and three vehicles as likely items to be cut. The Budget and Finance Director argued that the budget is tight and the equipment sorely needed.

- The President noted that the Department did not address the issue of increasing parking spaces within San Francisco. He noted his desire to include 100 additional spaces in the City by the end of 1993.

- Commissioner Rosales stressed the importance of training for Parking Control Officers and questioned staff regarding funding for training.

- Commissioner Heminger inquired about the objectives for the Department during Fiscal Year 1993-94 in terms of reducing the number of sick leave days.

  Commissioner Heminger moved to establish an objective for sick leave in the Department of Parking and Traffic for Fiscal Year 1993-94 at 6 days per year. Commissioner Rosales seconded the motion.

  Following discussion, Commissioner Heminger modified his motion including a directive to staff to provide the members with a revised sick leave policy for the Department. Commissioner Rosales seconded the modified motion.

  VOTE: Ayes - Members Heminger, Jordan, Louie, Molinari and Rosales
  Noes - None
  Excused - None

- Commissioner Louie commented on and questioned staff concerning the counting of meter coins by Municipal Railway.

- The Vice President inquired about the goals and objectives of the Department and noted the need for stress management training.

- Commissioner Heminger noted the need for an objective of improving productivity and reducing absenteeism.

Other matters which were addressed included:

Word processing premium
Worker's compensation
Voice mail phone charges
Telephone charges
Overtime in the Enforcement Division
Vandalized and jammed meters
The towing contract

Virginia Conway, a resident of San Francisco, congratulated the Department and the Commission on the Budget.

On motion of Commissioner Heminger, seconded by the Vice President, Resolution No. 102-93-PTC was adopted.

VOTE: *Ayes - Members Heminger, Jordan, Louie, Molinari and Rosales*
Noes - None
Excused - None

On motion of Commissioner Heminger, seconded by Commissioner Louie, Resolution No. 103-93-PTC was adopted.

VOTE: *Ayes - Members Heminger, Jordan, Louie, Molinari and Rosales*
Noes - None
Excused - None

On motion of Commissioner Rosales, seconded by Commissioner Heminger, Resolution No. 104-93-PTC was adopted.

VOTE: *Ayes - Members Heminger, Jordan, Louie, Molinari and Rosales*
Noes - None
Excused - None

PUBLIC COMMENT

There was no public comment

EXECUTIVE SESSION

The President of the Commission announced the Executive Session which was held to discuss pending labor negotiations.

The Commission met in closed session at 8:10 p.m.

The meeting reconvened at 8:31 p.m.

The Deputy City Attorney reported that no action was taken during the Executive Session.

ADJOURNMENT

Thereupon the meeting adjourned at 8:40 p.m.

Respectfully submitted,

PARKING AND TRAFFIC COMMISSION

Renee Faison
Commission Secretary

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PARKING AND TRAFFIC COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

Frank M. Jordan
Mayor

25 VAN NESS AVENUE, SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
554-9800

John L. Molinari
President

Frederick E. Jordan
Vice President

Steve Heminger
Betty Louie
Manuel A. Rosales

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MEETING REPORT

SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION AND SAN FRANCISCO PARKING AUTHORITY COMMISSION

Tuesday, December 7, 1993
2:00 p.m.
City Hall, Room 282
San Francisco, California 94102

PRESENT:

Commissioners: John L. Molinari, President
Frederick E. Jordan, Vice President
Steve Heminger
Helen J. Hobbs
Betty Louie

Staff: John E. Newlin, Executive Director
Tim Johnson, Bureau Chief for Parking
Kevin Hagerty, Director, Off-Street Parking
Kathryn Hile, Director of Budget and Finance
Alice Villagomez, Personnel Director
Renee Faison, Commission Secretary

The President called the meeting to order at 2:06 p.m.

ROLL CALL

There was a Quorum present.

Commissioner Heminger entered the meeting at 2:17 p.m.

NEW BUSINESS

Hearing on Budget Analyst's Audit of City-owned Garage Facilities

#1 BUDGET ANALYST RECOMMENDATIONS ON CONTRACT ISSUES: DIRECT OPERATION OF PARKING FACILITIES

1.1 Complete the Conversion from Leases to Management Contracts with Garage Operators

The Department of Parking and Traffic staff advised the Commission to adopt the recommendation and instruct staff to prepare a resolution.

The Budget Analyst briefed the members on #1.1 and recommeded the members adopt a procedure by which compensation of garage operators is based on a percentage of gross revenues. He explained that this procedure would maximize the return to the City.

The Budget Analyst noted a disadvantage to the approach: if garage operators cut budgets or reduce expenditures, impaired garage services may result. To avoid this from occurring, the Budget Analyst recommended that contracts be drawn up and there be strict monitoring of operations.

Bill Courtright, of the Budget Analyst's Office, reported that based upon the analysis of the garage revenues, the Budget Analyst's Office believes conversion from leases to management contracts is beneficial for the City.

*

Commissioner Heminger entered the meeting.

Public Comment

Sidney Goodwill, President and Director of Uptown Parking Corporation, agreed that with the recommendation to converted to leases to management contracts with garage operators. However, Mr. Goodwill noted his misgivings regarding the percentage of gross recommendation.

Commissioner Heminger moved to instruct staff to prepare a resolution to require conversion of leases to management contracts. Commissioner Louie seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

1.2: Include Detailed Performance Specifications, with Penalty Clauses, in all Management Contracts with Operators

The Departmental staff advised the Commission to adopt the recommendation and to include the item as a part of recommendation #1.1.

Commissioner Heminger moved to include recommendation #1.2 with recommendation #1.1. Commissioner Louie seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

1.3: Add One FTE Professional Position in Off-Street Parking Division for Various Tasks.

The Departmental staff recommended adoption of recommendation #1.3.

The Budget Analyst provided background on the recommendation and advised the close monitoring of garage operations in carrying out recommendation #1.1.

He described the need for the new position explaining that his office has determined that the Director of Off-Street Parking expends approximately 60 percent of his time coordinating new parking facility development projects besides conducting other work such as the renovation project of St. Mary's Square Garage. Forty percent of the Director's time is spent monitoring 17 parking facilities and 24 metered off-street lots.

The President recommended that staff return to the Commission during the January 1994 budget review sessions with the recommendation the FTE position.

The Budget Analyst recommended that the position include experience in marketing and rate analysis.

1.4: Director Off-Street Division to Monitor Direct Operation Garage Compliance with Performance Specifications through Twice Monthly Inspections and Submitted Six Month Reports to the Parking and Traffic Commission on Operator Performance.

The Department of Parking and Traffic staff advised that the Commission adopt the recommendation.

The Vice President moved to approve recommendation #1.4 and instructed staff to return to the Commission with a schedule for implementation of the recommendation by February 1, 1994. Commissioner Louie seconded the motion.

***VOTE*: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

1.5: Revise the Moscone Center and Polk-Bush Garage Management Agreements to Require Annual Revenue Audits

Departmental staff advised the Commission to adopt the recommendation.

The Executive Director suggested that the Commission instruct staff to send a letter to operators of the garages authorizing the hiring of a CPA auditor.

Commissioner Heminger moved approval of recommendation #1.5. Commissioner Louie seconded the motion.

***VOTE*: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

#2 CONTRACT ISSUES: NON PROFIT GARAGES

2.1: Have Non-Profit Parking Corporation Convert the Existing Operator Contracts, which Provide for Flat Management Fee and Reimbursement of Operating Expenses, to Compensation Based on a Percentage of Gross Revenues to Cover Operating Costs and Profit

The Departmental staff advised the Commission to adopt the recommendation.

The Budget Analyst said that the Conclusion section on page 31 of the Management Audit Report delineates information in recommendation #2.1. He advised that the City and the nonprofit corporations amend the leases to eliminate the budget approval process, and replace it with regular bidding of fixed rate operator contracts.

The Vice President noted his concern regarding the recommendation and questioned what would happen in the event that unpredictable expenses where incurred. The Budget Analyst replied that bidding specifications must be finite. The Request for Proposal will include factors that will aid the operator in bidding responsibly. He noted that his recommendation is based on the Commission selecting the most highly qualified bidder receiving the lowest possible gross.

Commissioner Louie suggested amending the recommendation so that the nonprofit corporations would have more flexibility on a case-by-case basis. She remarked that the nonprofit corporations should be aware of pending capital expenditures.

Commissioner Heminger questioned the Budget Analyst regarding oversight of contract compliance and commented on the need for significantly more oversight.

Public Comment

Gordon Lau, Commission-appointee to the Portsmouth Square Garage Board of Directors, commented on the need for additional time for the nonprofit corporations to review the leases and formulate policies addressing all of the issues in the Management Audit Report.

The Executive Director suggested that the Commission direct the staff to draft guidelines for the nonprofit corporations to review for response. He noted that there may be dimensions that the Commission may want to change and the nonprofit could add recommendations.

Mr. Lau noted his agreement with the Executive Director's recommendation.

Commissioner Heminger moved recommendation #2.1 with two amendments. He instructed staff to add language at the end of the recommendation specifying that the Commission directs staff to develop a proposal for conversion to this form of contract if:

(1) the contract has a procedure for dealing with unexpected costs, and

(2) the Department is granted sufficient oversight of contract compliance.

Commissioner Hobbs seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

2.2 Have Non-Profit Parking Corporations Competitively Select Parking Operators for Five Year Contracts

Staff advised the members to adopt the recommendation and prepare a resolution on behalf of the Commission.

The Vice President noted concern regarding having both a point system for rating bidders and a competitive bid process. Commissioner Louie echoed the Vice President's concerns. However, she noted her support for recommendation #2.2 and her apprehension regarding recommendation #2.3.

Public Comment

Eugene Valla, President of the Downtown Parking Corporation, commented on his concern regarding recommendation #2.2. He said that the recommendation implies that after the bid, there will be another selection process. He suggested conducting the pre-qualification first.

The Budget Analyst replied that his recommendation would be consistent with either process.

Commissioner Louie moved to adopt recommendation #2.2. Commissioner Hobbs seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

2.3 Have Non-Profit Parking Corporations Work with the City to Amend their Leases, Eliminating the Budget Approval Process and Reimbursement Procedures Other than for Non-profit Corporate Expenses such as Legal and Corporate Manager Expenses which should be Approved by Parking and Traffic Commission

Amended Leases should give the Parking and Traffic Commission the Authority to Approve Contract Specifications, as well as Selection Process

The Commission and Board of Supervisors should have the Authority to Approve the Final Award of Non-Profit Garage Operator Contract

Amended Leases should Retain the Authority of Controller to Audit Garage Revenues

Staff advised the Commission members to adopt the recommendations.

Commissioner Louie commented on her concern regarding the Commission making narrow restrictions. In particular, she noted the recommendation regarding the selection process. She remarked that the Board of Directors can and should be allowed to make business decisions.

The President of the Commission noted his concern regarding the need for better oversight of garage budgets. Commissioner Louie agreed with the President.

Commissioner Hobbs remarked that her interpretation of the recommendation is that the Commission would work with the nonprofit corporations and not constantly rule them. She noted that the Commission's vote will instruct staff to proceed with resolutions and that the Commission could amend the resolutions when the matter returns for final determination.

Commissioner Louie concurred with Commissioner Hobbs analysis.

The President of the Commission raised the issue of compensation for members of the nonprofit garage corporation Board of Directors. He noted that last year attorney fees for the corporations amounted to approximately a half million dollars. He suggested that some of those funds be expended for reimbursement of the services of the Board of Directors.

Public Comment

There was no public comment on this issue.

Commissioner Heminger moved approval of recommendation #2.3. Commissioner Louie seconded the motion.

VOTE: **Ayes - Members Heminger, Hobbs, Louie, and Molinari**
Noes - Member Jordan
Excused - None

2.4 Have Non-Profit Corporations Include Detailed Performance Specifications and Reporting Requirements with Penalty Clauses in all Operator Management Contracts

The Departmental staff advised the Commission to adopt the recommendation.

Public Comment

Eugene Valla recommended grouping 2.1, 2.4, 2.5 as one item and 2.2 and 2.3 as another.

Commissioner Louie moved to adopt recommendation #2.4. The Vice President seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

2.5 Have Non-Profit Corporations Director their Staff to Monitor Garage Operator Compliance with Performance Specifications and to Report to Parking and Traffic Commission every Six Months on Operator Performance and Revenues

The staff advised the Commission to adopt the recommendation.

The President of the Commission noted that this matter is contingent upon adoption of recommendation #4.1.

Commissioner Heminger moved approval of recommendation #2.5. Commissioner Louie seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

3.0 PORTSMOUTH SQUARE PLAZA PARKING CORPORATION.

3.1 City Should Terminate Lease with Portsmouth Square Parking Corporation as Expeditiously as Possible

3.2 Parking and Traffic Commission should Assume Oversight of Portsmouth Square Garage Operations

3.3 Parking and Traffic Commission should Competitively Bid Garage Operator Contract

3.4 Parking and Traffic Commission should Request the City Attorney to Review the Circumstances Surrounding the Portsmouth Square Parking Corporation Unpaid Load and Late Payments to Determine Whether Action was Taken in Violation of City Rules and Procedures

If the Parking and Traffic Commission does not decide to recommend termination of the Portsmouth Square Garage Lease it should:

3.5 Request the City Attorney, the Controller's Office, the Recreation an Park Department and the Portsmouth Square Parking Corporation Meet and Development a Mutually Acceptable and Financially Feasible Amortization Schedule for Repayment of Outstanding Back Payments and Loan Amount

Staff advised the Commission to adopt the recommendation.

The President reported that it is possible to terminate the Portsmouth Square Garage Lease because the bonding requirements are paid. He noted that the merchants in the surrounding area want to maintain some oversight of the Garage and that former Mayor Feinstein approved continuation of the nonprofit corporation because of the desire of the community.

The President agreed that the community should continue to oversee the garage but he questioned if the City Attorney should conduct the legal work for the corporation.

Public Comment

Mae Louie, member of the Portsmouth Square Board of Directors, addressed the Commission concerning the Budget Analyst's Report. Mrs. Louie stated that the Report accuses the corporation of delinquent payments in June 1988. She said that Garage has not been delinquent in paying bills for the 31 years the Garage has been in business. She noted that Harding Leong never received an invoice bill in question. Mr. Leong contacted the Recreation and Park Department in 1989 and paid the bill upon receipt of the invoice.

Mrs. Louie also commented on construction costs for new elevators. She reported that the Corporation requested new elevators from the Recreation and Park Department at a cost of $900,000. The Recreation and Park Department instructed the corporation to move the elevators to a different location in the Garage at a cost of $2.25 million.

Mrs. Louie stated that in May 1994, the corporation will pay $538,832 of the bill. She said that the corporation should be forgiven the $500,000 loan of Open Space Funds from the Recreation and Park Department.

Mrs. Louie also spoke in support of monthly parking at the Garage.

Gordon Lau provided the members with further information on the elevators at the Garage and the loan from the Recreation and Park Department. He reported that the corporation requested that the refurbishing of the elevators. The Department of Recreation and Parks directed the Garage to move the elevators and repair the roof. He noted that the Recreation and Park Department installed imported tile on the roof and charged the Garage for the material and labor.

Regarding the funding for the project, Mr. Lau reported that due to an oversight in accounting, there were not sufficient surplus funds available to finance the improvements. He explained that the calculations included the value of the Garage. Liquid funds were not available. He provided the members with a memorandum from Ernie Prindle, the former Director of the Department of Recreation and Parks, dated November 30, 1990 that substantiated his claims. He noted that this memorandum was not available at the time of the Management Audit on the Garage.

The President of the Commission questioned Paul Newman, Attorney for the nonprofit garage corporation, regarding the matter.

Commissioner Heminger asked if a representative from the Recreation and Park Department was present to respond to these issues. The President replied that the Department extended an invitation to the Executive Director of the Recreation and Park Department and the President of their Commission but neither person attended the meeting.

Commissioner Hobbs asked for Mr. Lau's opinion on recommendation #3.5. Mr. Lau replied that he is in support of the recommendation. He asked that the Department of Parking and Traffic assist in scheduling the meeting between the Portsmouth Square Parking Corporation and the Departments listed in the recommendation.

Commissioner Hobbs requested that the Corporation review the Report and respond to the Commission on the issues.

Mr. Lau agreed and echoed the President's remarks that Board of Directors of the Corporations should be paid for their time and effort.

The Commissioners questioned Mr. Lau and Mr. Newman further on the loan in Open Space Funds from the Recreation and Park Department.

The President and Commissioner Louie voiced their support for recommendation #3.5. Commissioner Heminger agreed but suggested that the City Attorney investigate recommendation #3.4.

The President agreed and suggested that 3.4 be incorporated with 3.5.

Commissioner Heminger recommended the postponement of recommendation #3.1 pending the meetings and discussions that will take place because of recommendation #3.5.

The President agreed and suggested incorporating recommendation #3.4 with recommendation #3.5 and bringing back recommendation #3.1 in the future if necessary.

Commissioner Heminger moved the recommendation of the President. Commissioner Louie seconded the motion.

***VOTE*: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

The President recommended that the Commission recess the Special Meeting until 3:00 p.m. on January 4, 1994.

The Budget Analyst complimented the Commission on the handling of the Report.

The President of the Commission instructed staff to send a copy of the Report to the Grand Jury and the City Attorney with a cover letter signed by the Executive Director indicating that the Commission has asked that the audit be brought to their attention for whatever matters might come within their purview.

PUBLIC COMMENT

Bob Planthold, a resident of San Francisco, commended the Commission on their handling of the garage issues but noted opposition to a decision made by the Commission on a Consent Calendar item at the November 2, 1993 meeting of the Commission regarding the extension of the length of bus zones.

The President instructed the Secretary to calendar the item for the January 4, 1994 meeting of the Commission and asked the

Bureau Chief for Traffic to invite a representative from Municipal Railway to attend the meeting.

ADJOURNMENT

Commissioner Heminger moved to recess the Special Meeting of the Parking and Traffic Commission and the Parking Authority Commission until 3:00 p.m. on January 4, 1994. Commissioner Louie seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

The meeting recessed at 4:45 p.m.

Respectfully submitted,

PARKING AND TRAFFIC COMMISSION

Renee Faison
Commission Secretary

Frank M. Jordan
Mayor

PARKING AND TRAFFIC COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

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President

Frederick E. Jordan
Vice President

Steve Heminger
Helen J. Hobbs
Betty Louie

MEETING REPORT

SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION AND SAN FRANCISCO PARKING AUTHORITY COMMISSION

Tuesday, February 8, 1994
4:00 p.m.
City Hall, Room 259
San Francisco, California 94102

PRESENT:

Commissioners: John L. Molinari, President
Frederick E. Jordan, Vice President
Helen J. Hobbs
Betty Louie

Staff: Kevin Hagerty, Director, Off-Street Parking
Larry Wayte, Deputy City Attorney
Renee Faison, Commission Secretary

EXCUSED:

Commissioner: Steve Heminger

The President called the meeting to order at 4:00 p.m.

ROLL CALL

There was a Quorum present.

The members excused Commissioner Heminger from the meeting.

The Vice President entered the meeting at 4:11 p.m.

NEW BUSINESS

Declaration of an Emergency Regarding Removal of Underground Gasoline Storage Tanks and Remediation of Petroleum Spill at the St. Mary's Square Garage

Resolution No. 108-94-PA Declaring that an Actual Emergency Exits with Respect to Certain Underground Gasoline Storage Tanks Located at the Saint Mary's Square Garage, and Urging the Department of Public Works to Enter Into One or More Contracts, on an Emergency Basis, for the Removal of Such Underground Gasoline Storage Tanks and Any Related Soil or Groundwater Remediation Work Necessary to Alleviate Such Emergency

In October 1993, the Commission approved a recommendation supporting a Supplemental Appropriation of $260,000 to fund removal of underground gasoline storage tanks at St. Mary's Square Garage. Staff forwarded that document to the Office of the Mayor for consideration. The Mayor has elected not to make General Fund revenue available for the project.

The Department of Public Works hired Harding Lawson Associates, environmental consultants, to conduct a study in response to a complaint from an adjacent property owner. The property owner alleges that fuel from the St. Mary's Garage underground gasoline storage tanks is leaking into the watering system and foundation walls of his property.

The Director of Off-Street Parking briefed the members on the matter. He said that while the Harding Lawson Study confirms that gasoline has leaked from the Garage underground tanks, it is uncertain whether the damage to the adjacent property is the result of leakage from the St. Mary's Square tanks.

The Director acknowledged the Department's legal responsibility to remove the tanks and remediate any contamination caused by the leakage.

The Director reported that staff has identified available revenue in the Off-Street Parking Fund for the project. Approval of the use of funds by the Controller is necessary before the project can proceed.

The President questioned staff concerning the need for a Special Meeting since there can be no action taken on the project until a definitive word is available from the Controller. The Director of Off-Street Parking replied that technical experts from the Department of Public Works and the City Attorney's Office have determined that the situation warrants immediate attention.

Commissioner Louie asked if there are other storage tanks in the area that may be causing the property damage. **Steve Mullinnix**, the Department of Public Works' Site Assessment and Remediation Division Manager, replied that other tanks exist uphill from the site. He said that those other tanks may contribute to the problem, however, consultants advise to rapidly remove the St. Mary's Square Garage tanks and proceed with the remedial cleanup actions following removal.

Commissioner Louie reported that she read an article in a real estate magazine regarding new underground tank laws. She questioned Mr. Mullinnix concerning those laws. He said that new underground laws increase the likelihood of the City obtaining partial State reimbursement for project costs.

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The Vice President entered the meeting.

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Commissioner Hobbs asked if the St. Mary's Square Garage tanks are empty. The Director of Off-Street parking replied that the tanks were emptied in 1983.

The President of the Commission questioned Mr. Mullinnix about the need for a declaration of an emergency. Mr. Mullinnix replied that the declaration of an emergency streamlines the contracting procedure. Deputy City Attorney **Elaine Warren** said that the provision for streamlining the process is delineated in the Administrative Code.

The President questioned staff about the amount of funding identified for the project in the Off-Street Parking Fund. The Director of Off-Street Parking replied that the staff has identified $600,000 in Off-Street Parking Funds for the project.

The Vice President recommended completing the bid process so that it coincides with the approval of funds by the Controller's Office. Mr. Mullinnix said that a certification of funds from the Controller is necessary before formally advertising the project.

The President stepped out of the Chair over the Vice President and moved the following amendment to Resolution 108-94-PA:

Change the last Resolved clause to read: "Resolved, That the Commission hereby urges the Department Public Works to enter into one or more contracts, *not to exceed $260,000 based upon the certification of the availability and*

***authorization of the transfer of said funds from the Off-Street Parking fund by the Controller,* on an emergency basis, ..."**

Commissioner Louie seconded the motion.

The Vice President asked for advice from the Department of Public Works regarding the estimated cost of the project. Mr. Mullinnix replied that estimates range from $270,000 to $310,000.

The President amended his motion to $270,000. Commissioner Louie seconded the amended motion.

Commissioner Hobbs asked about the damage related to the leakage. **Carol Shamblin**, Environmental Engineer at the Department of Public Works, described the damage.

Mr. Mullinnix said that $270,000 may not be enough to complete the project. Ms. Shamblin explained that it is not clear that the $270,000 bidder understands about the prevailing wages.

The President amended his motion to $310,000. Commissioner Louie seconded the amended motion.

The President asked the Deputy City Attorney to review the language of the amended motion and to make recommendations for further amendments.

The Vice President said that in his experience, there is no requirement for project bids in cases of emergencies. Ms. Shamblin and Mr. Mullinnix explained that competitive bids are necessary for State reimbursement of funds.

The Deputy City Attorney offered the following language for the amended motion:

Change the last Resolved clause of the Resolution to read: "Resolved, That the Commission hereby urges the Department of Public Works to enter into one or more contracts in an aggregate amount not to exceed $310,000 condition to fund the certification of the availability of such funds by the Controller of the City and County of San Francisco, on an emergency basis..."

The President stepped out of the Chair and moved the amendments to Resolution No. 108-94-PA as recommended by the Deputy City Attorney. Commissioner Louie seconded the amended motion.

Public Comment

There was no comment from the public.

VOTE: **Ayes - Members Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - Member Heminger

On the Resolution as amended:

Ayes - Members Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - Member Heminger

PUBLIC COMMENT

Bob Planthold, representing the Physically Disabled Quorum, commented on what he characterized as "lax enforcement" by the Parking Control Officers of the Department's Enforcement Division. Mr. Planthold cited several incidents of lax enforcement noting that the Parking Control Officers either took no action or did not consider the disabled in decisions rendered.

Mr. Planthold remarked that PCOs are obviously improperly trained. He said that enforcement has become pro-vehicle and not pro-human.

ADJOURNMENT

Commissioner Louie moved to recess the Special Meeting until the hour of 3:55 p.m. on February 15, 1994. Commissioner Hobbs seconded the motion.

VOTE: **Ayes - Members Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - Member Heminger

The meeting recessed at 4:42 p.m.

Respectfully submitted,

PARKING AND TRAFFIC COMMISSION

Renee Faison
Commission Secretary

SP
P20
#12
2/15/94

Frank M. Jordan
Mayor

PARKING AND TRAFFIC COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

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Steve Heminger
Helen J. Hobbs
Betty Louie

MEETING REPORT

SPECIAL MEETING OF THE PARKING AND TRAFFIC COMMISSION AND SAN FRANCISCO PARKING AUTHORITY COMMISSION

Tuesday, February 15, 1994
2:00 p.m.
City Hall, Room 282
San Francisco, California 94102

PRESENT:

Commissioners:	John L. Molinari, President Frederick E. Jordan, Vice President Steve Heminger Helen J. Hobbs Betty Louie
Staff:	John E. Newlin, Executive Director Bond Yee, Bureau Chief for Traffic Kevin Hagerty, Director, Off-Street Parking Kathryn Hile, Director of Budget and Finance Alice Villagomez, Personnel Director Renee Faison, Commission Secretary

The President called the meeting to order at 2:10 p.m.

ROLL CALL

There was a Quorum present.

NEW BUSINESS

The Budget and Finance Director briefed the members on Fiscal Year 1994-1995 Budget for the Department. She highlighted the proposals to:

- Increase revenues by $7 million.
- Eliminate two full-time positions in the Citation Division.
- Add two positions to assist in the tow program.
- Transfer four full-time equivalent positions in the Engineering and Traffic Operations Division from Road Fund to project work and substitute one position to administer the Curb Painting Program.
- Reduce the School Crossing Guard Program by two full-time equivalent positions with no reduction in service.
- Transfer four disabled Parking Control Officers following provisions of the Americans with Disabilities Act.
- Incorporate the annualized Parking Citation Division budget and identify funds to be transferred from the Municipal Court.
- Fully fund services of the City Attorney and Worker's Compensation costs.
- Reduce overtime in the Department by a minimum of 10 percent (except in the Enforcement Division).
- Fund MOU premiums.
- Absorb all but $517,000 of the $1.9 million worth of increases built into the budget by the Mayor's budget instructions.

The Budget and Finance Director reviewed the Fiscal Year 1994-95 budget with the members and answered questions concerning the document.

Commission members questioned the Budget and Finance Director regarding the proposed automobile purchases for Traffic Operations. The Budget and Finance Director described the recommendations for the purchasing:

(1) a compact auto (to replace a nineteen year old Chevette that requires frequent brake repairs),
(2) a half-ton pickup truck (to replace a van used to deliver equipment to field crews and conduct field surveys'), and
(3) A compact auto (to replace a nine year old Mercury Marquis in constant disrepair).

Commissioner Hobbs moved to delete from the Department Budget the compact auto at $11,000 (replacement for the Chevette) and to approve a break repair for the nineteen year old Chevette. Commissioner Louie seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

The members questioned the Budget and Finance Director and the Director of Off-Street Parking regarding the $20,000 request for contracting services with Evenson-Dodge Financial Consulting Firm in the Off-Street Parking Division.

Commissioner Heminger moved to delete the $20,000 from the Department Budget for the Evenson-Dodge Financial Consulting contract. Commissioner Hobbs seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

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The Special Meeting recessed at 4:20 p.m. and reconvened at 6:54 p.m. following the Recessed Meeting and Regular Meetings of the Commission.

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The members questioned the Budget and Finance Director regarding the staff recommendation to reduce the School Crossing Guard Program by two full-time employees with no reduction in service. The members noted concern regarding the temporary replacement of guards with students.

Commissioner Heminger moved to restore to the budget $13,553 for the School Crossing Guards. Commissioner Louie seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

The President questioned the Budget and Finance Director regarding the requests for three additional personal computers for the Residential Permit Parking Office.

The President stepped out of the Chair and moved to delete one computer from the Residential Permit Parking Program. Commissioner Louie seconded the motion.

VOTE: **Ayes - Members Heminger, Jordan, Louie, and Molinari**
Noes - Member Hobbs
Excused - None

Commissioner Heminger moved that a letter be sent to the Mayor regarding the conversion of funds and indicating that anything that has to do with safety be made a priority. Commissioner Hobbs seconded the motion.

VOTE: **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

During the discussion of the Enforcement Division, the Budget and Finance Director reported on the recommended increase in various civil parking penalties. She noted that in November 1993, the Department proposed to increase fines on ten violations. The Board of Supervisors approved three of those recommendations. In the Fiscal Year 1994-95 budget, the Department proposes to increase meter and street cleaning fines by $3 and all fines not included in the previous proposal by $1.

Commissioner Heminger commented on his disapproval of the $3 and $1 increase in fines.

Commissioner Heminger moved to delete all new revenue proposals and to retain proposals previously approved by the Commission. Commissioner Louie seconded the motion.

VOTE: **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

The Budget and Finance Director briefed the members on the workers' compensation work plan and funding request. She explained that the Department is examining ways to restructure job duties to help prevent injuries.

The President questioned the Director regarding the Gear Shift Extension, the Back Support System, the Ergonomic Training and the Defensive Driver Training.

The President stepped out of the Chair and moved to reduce the Gear Shift Extension recommendation from $21,420 to $7,200 and the Back Support System from $18,672 to $6,300.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

The Budget and Finance Director described the proposed creation of a Property Development and Management position for the Off-Street Parking Program. The members commented on the funding for the position. Commissioner Heminger recommended that staff seek funding from the nonprofit corporations for the position.

Commissioner Heminger moved to change the wording in the description of the proposal to create a Property Development Management position to indicate that funding will be sought from the five nonprofit parking corporations for the position. Commissioner Louie seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

Resolution No. 107-94-PTC Authorizing the Department of Parking and Traffic to Submit to the Mayor's Office a Proposed Budget Request for Fiscal Year 1994-95

The Vice President moved to amend the first Resolved clause of Resolution No. 107-94-PTC to read,

"Resolved, That the Parking and Traffic Commission approves the Fiscal Year 1994-95 Budget of the Department of Parking and Traffic not to exceed $31,371,727, and be it..."

Commissioner Hobbs seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

Commissioner Heminger moved approval of the Resolution as amended. Commissioner Hobbs seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 108-94-PTC Approving an Increase in the Tow Administrative Fee and the Addition of Three (3) Clerical Employees to Staff a Tow Release Operation at the Tow Garage

Commissioner Louie moved to approve Resolution No. 108-94-PTC. Commissioner Heminger seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 109-94-PTC Urging the Board of Supervisors to Delete Administrative Code Section 10C.81 Eliminating Tow Reimbursement for Stolen Vehicles

Commissioner Louie moved to approve Resolution No. 109-94-PTC. Commissioner Heminger seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 110-94-PTC Recommending that the Board of Supervisors Amend the Penalties for Various Violations of Traffic and Vehicle Code Sections

Commissioner Heminger moved to adopt the amendments as previously voted upon the Commission. Commissioner Hobbs seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Commissioner Heminger moved to approve the Resolution as amended. Commissioner Hobbs seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 111-94-PTC Urging the Board of Supervisors to Amend Part III of the San Francisco Municipal Code, Section 129.5 to Increase the Fees Charged for Curb Painting

Commissioner Louie moved to approve amendments to Resolution No. 111-94-PTC as previously voted upon by the Commission. Commissioner Hobbs seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Commissioner Louie moved to approve the Resolution as amended. Commissioner Heminger seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 112-94-PTC Authorizing the Department of Parking and Traffic to Submit a Budget Revenue Proposal to Fund the Installation of New Meters in Various Areas

Commissioner Louie moved to approve Resolution No. 112-94-PTC. The Vice President seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 113-94-PTC Approving the Worker's Compensation Plan and Authorizing the Department of Parking and Traffic to Submit a Budget Proposal Requesting Funds to Implement a Program to Reduce Worker's Compensation Costs

The Vice President moved to approve the amendments to the Resolution No. 113-94-PTC as voted upon by the Commission previously. Commissioner Louie seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Commissioner Louie moved to approve the Resolution as adopted. Commissioner Heminger seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 114-94-PTC Authorizing the Department of Parking and Traffic to Submit a Budget Proposal Requesting a Property Management Position be Added to Assist the Director of Off-Street Parking

Commissioner Louie moved to amend Resolution No. 114-94-PTC as previously voted upon by the Commission. The Vice President seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Commissioner Louie moved to approve the Resolution as amended. Commissioner Heminger seconded the motion.

VOTE: Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari
Noes - None
Excused - None

Resolution No. 115-94-PTC Authorizing the Department of Parking and Traffic to Submit a Budget Proposal Requesting a Position be Added to Oversee the Meter Contract and Collection System

Commissioner Louie moved to approve Resolution 115-94-PTC. Commissioner Hobbs seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

Resolution No. 116-94-PTC Authorizing the Department of Parking and Traffic to Submit a Budget Proposal Requesting Funds for a New Telephone System at the Citation Division

Commissioner Louie moved to approve Resolution 116-94-PTC. Commissioner Hobbs seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

Resolution No. 117-94-PTC Authorizing the Department of Parking and Traffic to Submit a Budget Proposal Requesting Funds for Improvements to the Physical Layout of the Citation Division Space

Commissioner Louie moved to approve Resolution No. 117-94-PTC. The Vice President seconded the motion.

***VOTE*:** **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

Resolution No. 111-94-PA Urging the Board of Supervisors to Terminate the Park and Ride Program and to Amend the Golden Gateway Garage Lease

The Vice President moved approval of Resolution No. 111-94-PA. Commissioner Louie seconded the motion.

VOTE: **Ayes - Members Heminger, Hobbs, Jordan, Louie, and Molinari**
Noes - None
Excused - None

COMMISSIONERS' QUESTIONS AND MATTERS

There were no Commissioners' Questions and Matters

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting adjourned at 9:02 p.m.

Respectfully submitted,

PARKING AND TRAFFIC COMMISSION

Renee Faison
Commission President

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